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BC Major Projects Inventory
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BC Major Projects Inventory

A comprehensive database of major development activity in British Columbia

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About the Major Projects Inventory

The BC Major Projects Inventory (MPI)contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

As of September 2004, the information in this published version of the BC Major Projects Inventory continues to be prepared by Jackie Hamilton & Associates, although it is now owned and published by the Province of British Columbia.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifving source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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Highlights of the March 2005 Issue

This issue of the BC Major Projects Inventory lists in excess of 60 new proposed projects valued at over $15 million each, reported for the first quarter of 2005 (January to March), and totaling nearly $4.1 billion in potential new capital investment, if all the projects proceed.

More than half the number of new proposed projects are residential projects, many associated with a resort/accommodation or commercial component. The largest projects are the $400 million Central City residential development in Surrey, which will provide 1.3 million sq ft of residential space in five towers, and the $300 million Wild Ucluelet residential/resort project in Ucluelet on the west coast of Vancouver Island, to include 1,000 homes and three resort hotels. Several new mining proposals in the northeast and the Kootenay regions, with a combined construction cost of $275 million, are also reported in this issue. The Plateau sawmill expansion in Vanderhoof ($104 million) is another new proposal, which would make it one of the largest sawmills in the world.

In this quarter, BC Hydro released its draft selection criteria for an upcoming call for independent power, which will likely result in more proposed electricity projects coming forward in the next few months. Eighteen projects started construction this quarter, valued at almost $1.25 billion. Vancouver's Shangri-La, a $350 million hotel, commercial and residential complex—slated to be the tallest building in Vancouver at 60 storeys—started construction, as did Kelowna's $150 million Conservatory Towers project, which includes 1.2 million sq. ft. of residential space.

Seven projects completed construction in the first quarter, the largest being the Portico condominium development in Vancouver.

The capital cost of all major projects currently under construction in BC is estimated at $25 billion. Proposed projects are estimated to approach almost $40 billion; however, of this amount, currently about $24 billion in projects have a high probability of proceeding.

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New Proposed Projects January—March 2005

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Campbell River	Discovery Bay Residential and Resort Development	70
1. Vancouver Island/Coast	Campbell River	Sequoia Springs/Kingfisher Residential Project	80
1. Vancouver Island/Coast	Campbell River	Menzies Bay Resort and Residential Development	75
1. Vancouver Island/Coast	Courtenay	Raven Ridge Residential Development	200
1. Vancouver Island/Coast	Courtenay	River Walk Condominiums	30
1. Vancouver Island/Coast	Esquimalt	Strait of Juan de Fuca Power Transmission Line	215
1. Vancouver Island/Coast	Lantzville	The Foothills Residential Development	75
1. Vancouver Island/Coast	Qualicum Beach	Pheasant Glen Resort Development	50
1. Vancouver Island/Coast	Saanich	Berwick Royal Oak Congregate Care Facility	20
1. Vancouver Island/Coast	Ucluelet	Wild Ucluelet Development	300
1. Vancouver Island/Coast	Victoria	Univ. of Victoria—Social Sciences and Mathematics Building	30
1. Vancouver Island/Coast	Victoria	999 Burdett Residential Development	17
1. Vancouver Island/Coast	Victoria	Douglas Street Residential Development	20
2. Mainland/Southwest	Agassiz	Hemlock Valley Mountain Ski Resort Expansion	15
2. Mainland/Southwest	Burnaby	Legacy Condominiums and Townhouses	50
2. Mainland/Southwest	Burnaby	Centrepoint Development	130
2. Mainland/Southwest	Burnaby	Brentwood Centre Residential Development	50
2. Mainland/Southwest	Burnaby	Simon Fraser University Health Sciences Building	42
2. Mainland/Southwest	Chilliwack	City Gate Shopping Centre Expansion	25
2. Mainland/Southwest	Cloverdale	Residential Development: 17756 57A Avenue	20
2. Mainland/Southwest	Coquitlam	Regency Retirement Resort	20
2. Mainland/Southwest	Coquitlam	Westwood Square	90
2. Mainland/Southwest	Coquitlam	555 Delestre Residential Development	50
2. Mainland/Southwest	Coquitlam	Encore Lifestyle Residences	30
2. Mainland/Southwest	Furry Creek Area	Porteau Cove Residential Development	200
2. Mainland/Southwest	Maple Ridge	Townhouses at Maple Crest	35
2. Mainland/Southwest	New Westminster	Copper Stone Condominiums	30
2. Mainland/Southwest	Richmond	Paloma Condominiums	20
2. Mainland/Southwest	Richmond	Ocean Walk Residential Development	50
2. Mainland/Southwest	Richmond	Lingyen Mountain Buddhist Temple Expansion	25
2. Mainland/Southwest	Richmond	Garden City Residences	45
2. Mainland/Southwest	Squamish	Factory Outlet Mall	20
2. Mainland/Southwest	Surrey	Clayton Crossing Shopping Centre	20
2. Mainland/Southwest	Surrey	Central City Development	400
2. Mainland/Southwest	Surrey	Residential Development: 10433 134th Street	27
2. Mainland/Southwest	Surrey	Sunberry Court Townhouses	20
2. Mainland/Southwest	Surrey	Townhouse Development: 6577 192nd Street	25
2. Mainland/Southwest	Tsawwassen	Vancouver Island Transmission Reinforcement Project	224
2. Mainland/Southwest	Vancouver	Eldorado Mixed Use Development	70
2. Mainland/Southwest	Vancouver	Mixed Use Development - 826 West Hastings Street	40
2. Mainland/Southwest	Vancouver	Langara College Expansion	39
2. Mainland/Southwest	Vancouver	1178 West Pender Residential Development	40
2. Mainland/Southwest	Vancouver	125 Milrose Avenue Residential Development	50
2. Mainland/Southwest	Vedder	G.W. Graham Middle Secondary School	15
2. Mainland/Southwest	Whistler	Whistler Wastewater Treatment Plant Upgrade	22
2. Mainland/Southwest	Whistler	Olympic Games—Whistler Olympic Entertainment Complex	40
3. Thompson/Okanagan	Kelowna	Ethanol Plant	100
3. Thompson/Okanagan	Merritt	Juliet Creek Resort	150
3. Thompson/Okanagan	Merritt	Sagebrush Golf and Sporting Club	40
3. Thompson/Okanagan	Okanagan Landing	Outback Resort	40
3. Thompson/Okanagan	Osoyoos	Village on the Lake	25
3. Thompson/Okanagan	Penticton	South Okanagan Event Centre	30
3. Thompson/Okanagan	Vernon	Strand Lakeside Resort	40
3. Thompson/Okanagan	Westbank	Westbank Water Treatment Plant	20

New Proposed Projects January—March 2005 *(continued)*

Region	Municipality	Project Name	Est. Cost ($ mil.)
4. Kootenay	Grand Forks Region	Greenwood Gold/Copper Mine	15
5. Cariboo	Prince George	UNBC Northern Sport Centre	32
5. Cariboo	Prince George	UNBC Teaching and Learning Centre	29
5. Cariboo	Prince George	McGregor River and Herrick Creek Hydroelectric Project	28
6. North Coast	Stewart	Kitsault River and Homestake Creek Hydro Project	21
7. Nechako	Vanderhoof Area	Plateau Sawmill Upgrade	104
8. Northeast	Fort St. John	Hotel, Convention and Gaming Centre	35
8. Northeast	Tumbler Ridge Area	Hermann Coal Mine	20
8. Northeast	Tumbler Ridge Area	Five Cabin Property Coal Mine	140
8. Northeast	Tumbler Ridge Area	Belcourt and Saxon Coal Mines	100
Total			**4,130**

Projects Starting Construction January—March 2005

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	Shutters Spa and Residences	65
1. Vancouver Island/Coast	Victoria	Oswego Boutique Hotel	20
1. Vancouver Island/Coast	Victoria	Bambu Condominium Development	40
2. Mainland/Southwest	Abbotsford	Mt. Lehman Road Interchange Upgrade	24
2. Mainland/Southwest	Langley	Sunridge Townhomes	20
2. Mainland/Southwest	North Vancouver	Northwoods Business Park	20
2. Mainland/Southwest	Richmond	Waterstone Pier Development	50
2. Mainland/Southwest	Vancouver	Shangri-La Hotel and Development	350
2. Mainland/Southwest	Vancouver	The Melville	60
2. Mainland/Southwest	Vancouver	Cielo Condominiums	100
2. Mainland/Southwest	Vancouver	728 Pacific Boulevard Residential Towers	150
2. Mainland/Southwest	Vancouver	Tribeca Lofts	20
2. Mainland/Southwest	Vancouver	1900 West Georgia (901 Alberni) Residential Tower	30
2. Mainland/Southwest	Vancouver	L'Hermitage en Ville Condominium Tower	50
2. Mainland/Southwest	West Vancouver	Water's Edge Residential Development	23
3. Thompson/Okanagan	Kelowna	Conservatory Towers	150
3. Thompson/Okanagan	Vernon	Middleton Mountain Neighbourhood	40
3. Thompson/Okanagan	Vernon	White Eagle Destination Resort	40
Total			**1,252**

Projects Completing Construction January—March 2005

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Oak Bay	Carlton House Seniors Residences	14
2. Mainland/Southwest	Langley	Denim Townhouses	25
2. Mainland/Southwest	New Westminster	Uptown Condominiums	40
2. Mainland/Southwest	Richmond	Springbrook Estates at the Hamptons Townhouse Developme	25
2. Mainland/Southwest	Surrey	Access Lofts and Condos (100 - 10866 City Parkway)	35
2. Mainland/Southwest	Vancouver	Portico Condominium Development	125
3. Thompson/Okanagan	Kelowna	Park Place Residential Tower	18
Total			**282**

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Summary of Major Projects by Project Status January—March 2005

Development Region	Proposed	Under Construction	Completed	On hold	Total
1. Vancouver Island/Coast	66	34	1	5	106
2. Mainland/Southwest	146	149	5	11	311
3. Thompson/Okanagan	38	41	1	3	83
4. Kootenay	11	11	–	–	22
5. Cariboo	10	3	–	1	14
6. North Coast	14	4	–	1	19
7. Nechako	6	–	–	1	7
8. Northeast	10	5	–	2	17
Total	**301**	**247**	**7**	**24**	**579**

Summary of Major Projects by Industrial Category January—March 2005*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	67	3	4	14	1	10	6	105
2. Mainland/Southwest	205	24	–	17	1	32	27	306
3. Thompson/Okanagan	48	8	2	6	1	4	13	82
4. Kootenay	5	1	2	7	1	1	5	22
5. Cariboo	3	1	3	2	3	2	–	14
6. North Coast	1	6	4	7	1	–	–	19
7. Nechako	–	1	5	–	1	–	–	7
8. Northeast	1	3	9	1	2	–	1	17
Total	**330**	**47**	**29**	**54**	**11**	**49**	**52**	**572**

* Does not include 7 projects that were completed in January - March 2005
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

Summary of Capital Cost Estimates—March 2005 ($Millions)

Region	Proposed	Construction Started	Completed	On Hold	Total
1. Vancouver Island/Coast	6,050	1,632	14	1,830	9,526
2. Mainland/Southwest	16,179	17,234	250	772	34,435
3. Thompson/Okanagan	4,566	4,097	18	545	9,226
4. Kootenay	2,192	1,411	–	–	3,603
5. Cariboo	2,109	213	–	900	3,222
6. North Coast	5,498	330	–	750	6,578
7. Nechako	576	–	–	120	696
8. Northeast	702	338	–	95	1,135
Total	**37,872**	**25,255**	**282**	**5,012**	**68,421**

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British Columbia
Development Regions

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Vancouver Island/Coast Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain
with a fertile plain along the east coast
of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2003) : 8.4
Economic Base : Public administration (government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

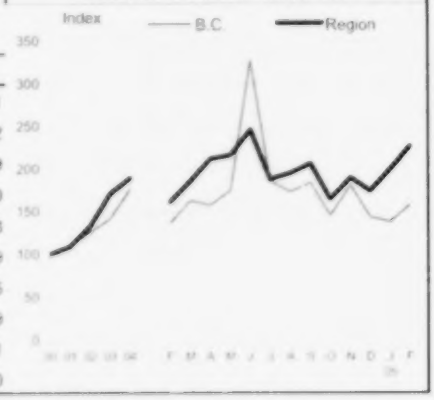
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	121.9	99.3	55.1	476.3	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.3	106.5	68.1	530.7	200.0	0.410	0.208	0.618	1981
1986	36.8	95.7	58.8	172.4	111.5	81.7	556.8	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.4	118.4	59.9	217.5	158.6	109.9	704.8	288.4	0.364	0.252	0.617	1996
2001	32.9	117.3	64.2	197.6	187.0	119.0	718.0	302.8	0.335	0.265	0.600	2001
2006	30.6	104.8	69.9	184.6	212.5	126.4	728.9	324.2	0.290	0.271	0.561	2006
2011	33.0	95.7	69.1	190.5	230.6	138.3	757.2	350.5	0.263	0.282	0.545	2011
2016	35.5	95.7	65.0	205.7	230.1	161.4	793.4	375.2	0.262	0.322	0.584	2016
2021	36.4	101.7	59.1	218.4	225.7	186.6	827.8	392.8	0.274	0.371	0.645	2021
2026	35.8	106.9	59.9	219.8	224.2	210.7	857.3	407.8	0.283	0.418	0.701	2026
2031	34.5	108.8	64.5	211.6	233.0	229.1	881.5	422.9	0.282	0.450	0.732	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	713.2	237.6	13.3	168.2	56.1	475.6	3,801	
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752	
1999	771.6	413.9	32.3	179.9	201.7	357.7	2,799	
2000	581.5	276.6	29.7	147.6	99.3	305.0	1,920	
2001	632.0	282.5	34.8	145.1	102.6	349.6	2,258	
2002	769.2	265.2	16.5	155.2	93.5	504.1	3,469	
2003	993.4	349.7	33.6	202.5	113.6	643.7	4,376	
2004	1,098.4	238.6	18.5	139.1	80.9	859.8	5,199	
YTD Feb '04	141.2	30.7	5.9	19.5	5.2	110.5	661	
YTD Feb '05	206.1	50.0	6.1	18.2	25.7	156.1	960	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source: Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Vancouver Island/Coast Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Vancouver Isl./Coast		**717,966**	**722,128**	**728,679**	**734,860**	Esquimalt	DM	16,834	16,880	16,914	17,038
Saanich	DM	108,179	108,503	109,287	109,639	Central Saanich	DM	16,018	16,148	16,288	16,451
Nanaimo	C #	76,185	76,758	77,676	78,271	Colwood	C	14,345	14,507	14,614	14,825
Victoria	C	77,362	77,405	77,323	77,538	Powell River	DM	13,550	13,553	13,571	13,680
Campbell River	DM #	29,700	29,672	29,980	30,170	Comox	T #	11,660	11,824	12,101	12,394
North Cowichan	DM	27,290	27,510	27,703	28,065	Sidney	T	11,404	11,416	11,511	11,495
Courtenay	C #	19,103	19,340	20,589	21,068	Parksville	C	10,773	10,862	11,066	11,245
Langford	DM	19,660	20,088	20,540	20,901	North Saanich	DM	10,890	10,956	11,057	11,103
Port Alberni	C #	18,516	18,459	18,438	18,490	Sooke	DM	9,116	9,241	9,419	9,730
Oak Bay	DM	18,573	18,528	18,430	18,357	View Royal	T	7,587	7,804	7,965	8,045

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Bella Coola

Bella Coola Rock Project
Arthon Construction Ltd. Ph: (604) 820-6700
Proposed aggregate quarry approx 2 km from Bella Coola. Mining permit has been approved and project will proceed depending on the market.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 997
Start: ?
Finish: ?
Last Update: Mar 2005

Campbell River

Discovery Bay Residential and Resort Development
Ph: (250) 286-5740 (District of Campbell River)
Proposed 800 rural residential units including a resort village, tourist accommodation, retail services and a golf course. Municipal approvals being sought.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2005
Project ID: 1357
Start: Summer 2006
Finish: 2010
Last Update: Mar 2005

Campbell River

Menzies Bay Resort and Residential Development
Merrill & Ring Ph: (250) 285-5742 (District of Campbell River)
Proposed resort and residential community to include up to 800-units, an 18 hole golf course and clubhouse. Amendment to the Official Community Plan has been approved. Currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Mar 2005
Project ID: 1362
Start: Early 2006
Finish: 2010
Last Update: Mar 2005

Campbell River

Sequoia Springs/Kingfisher Residential Project
Sequoia Springs Ph: (250) 285-5742 (District of Campbell River)
Proposal to add 600 to 800 residential units on 200 acres including an expansion to the Sequoia Springs Golf Course, to be developed over ten years. An application for an amendment to the Official Community Plan has been submitted.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2005
Project ID: 1356
Start: Summer 2006
Finish: 2016
Last Update: Mar 2005

Campbell River

Quinsam Coal-Fired Power Plant
Quinsam Coal Ph: (250) 286-3224
Early planning stages for a 165 MW coal-fired electricity generating plant approx 20 km east of Campbell River adjacent to the Quinsam coal mine. The proposed project was not selected for consideration in BC Hydro's Vancouver Island Call for Tenders. The project area was annexed to the City of Campbell River. Project is planning to bid into the next BC Hydro call for electricity expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 325
First Entry: Mar 2004
Project ID: 1090
Start: ?
Finish: ?
Last Update: Jun 2004

Colwood/Langford

Olympic View Neighbourhood
Golf BC Ltd. Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9 ha park, a 120-room hotel, 3,500 sq m of office and retail space, and a new 9-hole golf course. Rezoning has been approved. Development permits not yet applied for. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 8
Start: Summer 2005
Finish: 2006
Last Update: Mar 2005

Courtenay

Raven Ridge Residential Development
Raven Group Ph: (250) 287-2215
Proposed mixture of residential, rural and recreational uses on approx 915 acres off Lerwick and Anderton, adjacent to the Crown Isle Golf Course. Plans include 1,100 to 1,400 residential units of mostly single-family homes, as well as multi-family developments. Lots will include regular-, estate-, and farm-sized properties, and will include 235 acres that will remain in the ALR. Plans include a 30 acre town centre, which will contain retail, services and accommodation, an equestrian centre, an 18-hole championship golf course on 200 acres, and greenways. Project is currently in the planning stage, and an OCP amendment is underway. Architect: Jorden Cook Associates.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Mar 2005
Project ID: 1308
Start: Late 2005
Finish: 2017
Last Update: Mar 2005

Courtenay

River Walk Condominiums
3L Developments Inc. Ph: (250) 339-9528 (Architect)
Proposed 132-unit condominium development to be built in three 4-storey wood-frame buildings with underground parking at 55 Anderton. Phase 1 includes 48-units, and the other two phases will be built according to market conditions. Architect: Dishlevoy & Hagarty Architects. Website: www.riverwalkhomes.ca

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1300
Start: Apr 2005
Finish: 2007
Last Update: Mar 2005

Esquimalt

Strait of Juan de Fuca Power Transmission Line
Sea Breeze Pacific Regional Transmission System Inc.
Ph: (604) 689-2991
Two proposed 20 mile underground transmission lines with a total capacity of 1,100 MW to transmit energy between Vancouver Island and the United States. Pipeline would stretch across the Strait of Juan de Fuca, and be built in two phases. The first phase includes a transmission line that will provide up to 550 MW of new energy transfer capacity between Esquimalt, BC, and Port Angeles, Washington, and also includes construction of 2 sub-stations. Project is currently undergoing inter-regional study and ongoing environmental studies.

Status: Proposed
Est. Cost ($ million): 215
First Entry: Mar 2005
Project ID: 1324
Start: 2007
Finish: 2009
Last Update: Mar 2005

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1. Vancouver Island/Coast

Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 MW run-of-river hydroelectric power project on the Ucona River near Gold River. Permits and approvals are being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2003
Project ID: 869
Start: Spring 2006
Finish: Fall 2008
Last Update: Mar 2005

Gold River

Gold River Power Project
Green Island Energy Ltd. Ph: (780) 412-3400
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. This project is a proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size. This project was not selected in Nov 2004 as a successful bidder, but is still being pursued.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 791
Start: ?
Finish: ?
Last Update: Mar 2005

Ladysmith

Natural Gas-Fired Power Plant
Epcor Power Development Ph: (780) 412-3414
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. Epcor's proposal is to construct a 45 MW natural gas-fired generating plant at Ladysmith's Peerless Road Industrial Park. This project was not selected in Nov 2004 as a successful bidder. Project is not being pursued and will be removed from this list next issue.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1199
Start: ?
Finish: ?
Last Update: Mar 2005

Ladysmith

Terasen Vancouver Island LNG Gas System Upgrades
Terasen Utilities Ph: (403) 514-6401
Terasen's proposal is to develop a Vancouver Island Liquefied Natural Gas (LNG) storage facility and add to the pipeline distribution system. Rezoning was approved in May 2004 for a 43 ha site, west of Mt. Hayes and approx 8 km northeast of Ladysmith, for the proposed LNG facility. The plant will have the capacity to liquefy approx 7.5 mmscfd and vaporize and inject up to 100 mmscfd of natural gas back into the pipeline system. The BC Utilities Commission approved the project, but the company is expected to make a final decision whether to proceed by Jun 2005.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Jun 2003
Project ID: 972
Start: Dec 2005
Finish: Jun 2006
Last Update: Mar 2005

Ladysmith

Granby Harbour
Concept Bank - SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into the existing town grid system and preserve historical aspects of the coal mining era. Plans include 100 fixed and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multi-family and single-family living units, a graduated retirement community, a 300-seat convention centre, restaurant/lighthouse, yacht club, and marina. A master plan is complete. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel). Permits not yet applied for. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Mar 2000
Project ID: 13
Start: ?
Finish: ?
Last Update: Dec 2004

Langford

Millstream Village Commercial Development
Millstream Village Development Corp. Ph: (250) 474-6919
Proposed development of a 350,000 sq ft shopping centre with parking for 1,500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Rd from McCallum Rd to Treanor Ave, as well as installation of bike lanes, treed boulevards and sidewalks. Site preparation is currently underway. Architect: Wensley Architecture Ltd. Website: www.alliancebluecorp.com

Status: Proposed
Est. Cost ($ million): 56
First Entry: Dec 2001
Project ID: 780
Start: Summer 2005
Finish: Fall 2006
Last Update: Mar 2005

Langford

Hull's Field - Mixed Use Residential Development
Harling Point Estates Ph: (250) 385-4565 (Architect)
Proposed 100,000 sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd and 3024 Glen Lake Rd. Bylaws are now in place and the master agreement is complete. Site preparation is underway. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 545
Start: Apr 2005
Finish: 2006
Last Update: Mar 2005

Langford

Lakeview Estates (Lakewood Neighbourhood)
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000 sq ft townhouse, condominium and single-family development containing 923 units, 17,500 sq ft of commercial space, and park and school space at 1220 Parkdale Dr. Project was approved-in-principle Nov 2003 with final approval received Jul 2004. Site servicing will take 12 to 18 months to complete. Engineer: 1st Team Engineering Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 550
Start: Summer 2005
Finish: 2009
Last Update: Mar 2005

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Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000 sq ft commercial centre on 135 acres. Site is currently a gravel pit at the west end of Langford Lake bordered by Hwy 1, Lakehurst Dr, the lake and E&N Railway line. Original project now changed to include 240 modular homes and 180 townhouses, a park, preservation of a wetland, and a business park on the 59 ha site. Rezoning has been approved. Bas Smith Architecture Inc. is the architect for the townhouse units.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Sep 1997
Project ID: 1222
Start: Summer 2005
Finish: 2008
Last Update: Mar 2005

Lantzville

The Foothills Residential Development
Lantzville Foothills Estates Inc Ph: (250) 390-3331
Proposed residential development on a 1825 acre site to include single- and multi-family units, a commercial area, golf course and approx 400 to 500 acres of parkland and trails. Website: www.lantzvillefoothills.com

Status: Proposed
Est. Cost ($ million): 75
First Entry: Mar 2005
Project ID: 1361
Start: Aug 2005
Finish: 2015
Last Update: Mar 2005

Metchosin

Centre Mountain Golf Course and Lodge
Centre Mountain Ph: (250) 474-3167 (Metchosin)
A proposed 18-hole golf course, designed by Robert Trent Jones Jr., and resort consisting of three resort lodges and cabins, totalling 265-units and involving 126 ha, received approval for development in Dec 2003. Zoning is complete. Project is currently at a standstill due to a bylaw being challenged by the public.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2003
Project ID: 1026
Start: ?
Finish: ?
Last Update: Mar 2005

Nanaimo

Pacifica Waterfront Condominium Development
Cape Development Corporation Ph: (250) 755-4429 (Nanaimo City)
131-condominiums, 26 townhouses, 19,000 sq ft of commercial space, and a library in a 16- and 4-storey building. Project is located at 38 Front St on the site of the Malaspina Hotel. Development permit has been approved. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2004
Project ID: 1088
Start: May 2005
Finish: Fall 2006
Last Update: Mar 2005

Nanaimo

New Nanaimo Centre -Conference Centre and Hotel
Triarc International Inc./City of Nanaimo
Ph: (250) 755-4429 (Nanaimo City)
Proposed major redevelopment of Nanaimo's downtown core. Phase 1 ($100 million) of the plan is to develop a conference centre, 20-storey 140-room Marriott hotel, 225-seat auditorium, and museum. Phase 2 includes development of the Foundry and Civic Arena sites into twin condominium high rises, containing 300-units, and two ice arenas. A public-private partnership with Triarc International Inc. would develop the first phase. Phase 1 would be located in the block bordering Commercial St, Terminal Ave, and Gordon St. Plans also include an amphitheatre on the waterfront at Georgia Park near Swy-A-Lana lagoon. Development permits expected to be approved by May 2005. Zoning and subdivision completion expected by Aug 2005. Architect: Hotson Bakker Architects.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2001
Project ID: 760
Start: Late 2005
Finish: 2008
Last Update: Mar 2005

Oak Bay

Baptist Housing in Oak Bay
Baptist Housing Ministries Ph: (604) 940-1960
Proposed seniors housing to include both assisted and independent living units. Plans include three existing 5-storey buildings and a new 7-storey and new 4-storey building. Currently in the rezoning process, with a public hearing in mid-Mar 2005. Architect: Jensen Group Architects Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1244
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

Oak Bay

Oak Bay Beach Hotel Replacement
Kevin Walker Ph: (250) 598-4556
Proposed development of a new 136-unit, 100,000 sq ft hotel and spa on the site of the current 45,000 sq ft Oak Bay Beach Hotel at 1175 Beach Dr. Oak Bay Council rejected the proposal on Dec 13, 2004. Project is being redesigned. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1157
Start: ?
Finish: ?
Last Update: Mar 2005

Parksville

Parksville Beach Resort
Parksville Beach Devt Corp Ph: (250) 248-6789
Proposed resort to contain a 175-unit hotel in two 6-storey buildings and two 9-storey condominium buildings containing 53-units each. Plans also include a 1-storey amenity building which will contain an indoor/outdoor pool, conference centre, restaurant and lounge. Currently in the rezoning process. Architect: Zeidler Carruthers Architects.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 2004
Project ID: 1224
Start: Summer 2005
Finish: 2007
Last Update: Dec 2004

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1. Vancouver Island/Coast

Parksville

Island Hall Resort
Pacific Beach Investments Ph: (250) 383-4124
Multi-use development proposed for the site where the Island Hall Beach Resort currently stands at 181 W. Island Hwy. The plan for Phase 1 is a resort-hotel with conference facilities, a spa and pool, while Phase 2 plans include 4- and 9-storey residential buildings, as well as a restaurant. Rezoning and development permit have been approved. Architect: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2003
Project ID: 1049
Start: Aug 2005
Finish: 2011
Last Update: Mar 2005

Port Alberni

Eagle Rock Materials Project
Eagle Rock Minerals Ltd.
Ph: (250) 720-2700 (Alberni-Clayoquot Regional District
Proposed gravel pit in the Port Alberni Inlet area with a 100-year mine life. Project will supply gravel to the California market. Mining permit approved and environmental assessment approval issued Sep 17, 2003 and remaining approvals are being sought. Process for securing port customers in California is underway.

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Project ID: 839
Start: ?
Finish: ?
Last Update: Dec 2004

Port Hardy

Nahwitti Wind Farm
Nomis Power Corp Ph: (250) 902-1234
A 400 MW wind farm from 25 turbines on 1040 acres of private lands to be developed in phases near Nahwitti Lake on northern Vancouver Island. Phase 1 will produce approximately 45 MW. Expected to enter the BC Environmental Assessment Act review in summer 2005. Start and finish dates are for phase 1.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1284
Start: Summer 2005
Finish: Late 2006
Last Update: Dec 2004

Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc.
Ph: (604) 681-2030
Proposed 58.5 MW wind power project to include up to 45 wind turbine generators on the northwest coast of Vancouver Island 40 km west of Port Hardy. Anemometer towers are being erected. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project received BC Environmental Assessment Act approval on Nov 1, 2004. A feasibility study will be completed by Jun 2005.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Jun 2003
Project ID: 975
Start: Fall 2005
Finish: Fall 2006
Last Update: Mar 2005

Port Hardy

Knob Hill Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 689-2991
A proposed 450 MW wind farm holding located on a 400 m high plateau covering 42 sq km, north of Port Hardy. The project was not selected to be considered in BC Hydro's recent call for electricity on Vancouver Island, however the project is proceeding on a merchant basis. Project will continue to enter future BC Hydro calls for electricity. Project received BC Environmental Assessment Act approval in Sep 2004. Website: www.seabreezeenergy.com

Status: Proposed
Est. Cost ($ million): 675
First Entry: Jun 2002
Project ID: 813
Start: Mar 2006
Finish: Spring 2007
Last Update: Mar 2005

Port Mcneill

Orca Sand and Gravel Project
Polaris Minerals Corporation Ph: (604) 915-5000
Proposed sand and gravel project with a production capacity of up to 6,000,000 tonnes/year located 3 km west of Port McNeill. Project would include a separation plant, crushing plant, aggregate storage and a deep sea loading facility. And Application for an Environmental Assessment Certificate was submitted in early Jan 2005.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Jun 2004
Project ID: 1160
Start: Summer 2005
Finish: Fall 2006
Last Update: Mar 2005

Powell River

East Toba River and Montrose Creek Hydroelectric Projects
Plutonic Power Corp Ph: (604) 669-4999
This proposed project consists of the East Toba River 119 MW hydroelectric project, the Montrose Creek 50 MW hydroelectric project, and a 230 KV transmission line extending from Saltery Bay near Powell River to connect the two projects. Project is in the pre-application stage of the BC Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 255
First Entry: Sep 2004
Project ID: 1218
Start: ?
Finish: ?
Last Update: Mar 2005

Qualicum Beach

Pheasant Glen Resort Development
Pheasant Glen Ph: (250) 752-8786
Expansion of an existing golf course into a resort, including 225 units, some with quarter ownership, in lodge units, cottages and villas. Phase 1 consists of a clubhouse with a 300-seat conference room and upper floors of accommodation. Seeking city approvals.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1358
Start: Late 2005
Finish: 2010
Last Update: Mar 2005

Saanich

Berwick Royal Oak Congregate Care Facility
Berwick Investments Ltd. Ph: (250) 385-1505
Proposed 250,000 sq ft congregate care facility containing 228-units in a 4-storey building to be located at 4680 Elk Lake Dr, on the Royal Oak Inn site. Rezoning and development permit have been approved. Currently in the working drawings stage. Architect: Chow Fleischauer Low Architects Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1306
Start: Sep 2005
Finish: Late 2006
Last Update: Mar 2005

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Saanich

Town and Country Shopping Centre Redevelopment
Morguard Investments Ph: (250) 383-8093
Planned doubling of the square footage of the existing 226,000 sq ft shopping centre to increase the number of retailers from 21 to 80. Approvals are being sought.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1204
Start: Fall 2005
Finish: Spring 2008
Last Update: Mar 2005

Saanich

Dunsmuir Lodge Expansion
University of Victoria Ph: (250) 656-3166
Possible doubling of the existing 45 rooms at the University of Victoria conference facility. A feasibility study, market analysis and local consultations will be undertaken until May 2004. The review is being managed by CitySpaces Consulting.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 1999
Project ID: 553
Start: ?
Finish: ?
Last Update: Dec 2004

Salt Spring Island

Channel Ridge Village -Town of Highbridge
Channel Ridge Properties Inc. Ph: (250) 384-2400 (Architect)
Planned development for the north side of Saltspring Island, covering 344 ha, to include 405 homes, a town centre, with shops and amenities, including tennis courts, crafts workshop, wellness centre with spa and fitness area, spread over 36 ha. Highbridge Town Centre will include 54 commercial units, for a total of 80,000 sq ft of retail space. Project includes parks, playing fields and recreational amenities. Changes were made to the project as a result of community concerns and the development application was resubmitted. Number of units was reduced from 405 to 320 homes. First phase consists of 165 residential units. Architect: Davidson Yuen Simpson. Website: www.highbridge.ca

Status: Proposed
Est. Cost ($ million): 200
First Entry: Dec 1997
Project ID: 28
Start: Fall 2005
Finish: 2011
Last Update: Mar 2005

Sidney

Seaport Project
Marker Developments Ltd. Ph: (250) 658-3829
Proposed 6-storey, 52-room boutique hotel to be built on town-owned waterfront property along Beacon Ave. Plans include a spa, pool, approx 4,000 sq ft of retail space, 44 condominium apartments, and 150 underground parking spaces. Plans may also include a new marine centre for the Sidney museum and an ecological centre. Rezoning and development permit have been approved. Architect: De Hoog & Keirulf Architects.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2004
Project ID: 1111
Start: Apr 2005
Finish: Summer 2006
Last Update: Mar 2005

Sooke

Silver Spray Destination Resort
Silver Spray Ph: (604) 681-3565
Proposed 174 acre, 85-suite hotel/lodge, 127 single-family homes, spa, restaurant, 9-hole golf course and 115 berth marina. Rezoning has been approved. Project is expected to go to tender in late 2005 or by mid-2006. Architect: Hulbert Group International Inc. Website: www.silversprayloдge.ca

Status: Proposed
Est. Cost ($ million): 70
First Entry: Jun 1999
Project ID: 677
Start: ?
Finish: ?
Last Update: Mar 2005

Ucluelet

Wild Ucluelet Development
Amadon Group Ph: (604) 688-1451
Major development on approx 370 acres to include 600 single-family homes, 400 multi-family homes, 3 resort hotels, and a wellness and therapy centre. Architect: Bing Thom Architects. Website: www.wilducluelet.com

Status: Proposed
Est. Cost ($ million): 300
First Entry: Mar 2005
Project ID: 1297
Start: Late 2005
Finish: 2018
Last Update: Mar 2005

Victoria

999 Burdett Residential Development
Cielo Properites Inc./Jan Zak Architect Ph: (250) 360-6311
Proposed 72-unit residential development on the Mount St. Marys site to include a 5-storey and 4-storey building. Currently in the rezoning process. Architect: Davidson Yuen Simpson.

Status: Proposed
Est. Cost ($ million): 17
First Entry: Mar 2005
Project ID: 1369
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

Victoria

Douglas Street Residential Development
Associated Building Credits Ltd. Ph: (250) 388-1141
Proposed 16-storey rental high rise building in the 300-block of Douglas St. Currently in the rezoning process. Architect: Wensley Architecture Ltd.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1370
Start: Spring 2006
Finish: 2008
Last Update: Mar 2005

Victoria

University of Victoria - Social Sciences and Mathematics Building
University of Victoria Ph: (250) 721-6100
Proposed development of a 8,600 sq m sciences and mathematics building to add three lecture theatres including 500 seats. Project is currently in the programming stage. Provincial government is providing a majority of the funding required for this building.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1340
Start: Summer 2006
Finish: Dec 2007
Last Update: Mar 2005

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1. Vancouver Island/Coast

Victoria

Dockside Lands Development
City of Victoria Ph: (250) 361-0382 (Victoria City)
Proposed mixed use development of the 12 acre Dockside Lands site to include residential, live-work units and commercial and light industrial space. Windmill Development Group/VanCity Enterprises Ltd, with Terry Williams Architects, won the bid for the development rights. Windmill's "Dockside Green" development includes 860 housing units, 75,000 sq ft of office and commercial space, a boutique hotel, an open-air amphitheatre, and three 10-storey towers as well as smaller buildings from 3- to 7-storeys. Plans also include sustainable innovations such as onsite sewage treatment and waste wood power plants. Remediation work by the City will commence in spring 2005.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2004
Project ID: 1269
Start: Summer 2006
Finish: 2016
Last Update: Mar 2005

Victoria

Greater Victoria Sewer System Upgrades
Capital Regional District Ph: (250) 360-3000
Proposed upgrades of ageing or inadequately sized sewer lines in Saanich, Oak Bay and Victoria to be conducted in several phases. Phase 1 is a $15.9 million upgrading of the Northeast Trunk Line which is currently in the design phase.

Status: Proposed
Est. Cost ($ million): 61
First Entry: Dec 2004
Project ID: 1246
Start: Fall 2005
Finish: 2045
Last Update: Dec 2004

Victoria

University of Victoria Classroom/Faculty Building
University of Victoria Ph: (250) 721-6100
Proposed new building to provide additional instructional and office space. Currently seeking funding.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1277
Start: ?
Finish: ?
Last Update: Mar 2005

Victoria

Castana Mixed Use Development
The Amadon Group Ph: (604) 688-1451
Proposed 39 new townhouse units and ground floor shops to be developed at Cook and Sutlej Streets. Rezoning has been approved. Architects: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2004
Project ID: 1205
Start: Apr 2005
Finish: Spring 2006
Last Update: Mar 2005

Victoria

Humboldt Street High Rise Residential Development
Alpha Project Developments Ph: (250) 360-1944
Proposed twin 15-storey towers, 214-unit residential complex at 737 Humboldt St. Rezoning application and height variance are currently under review. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1203
Start: Aug 2005
Finish: Fall 2006
Last Update: Mar 2005

Victoria

Songhees Hillside Condominium Development
Heritage Partners Limited Partnership Ph: (250) 544-2107
Proposed development to include three residential towers of 13, 11, and 10 storeys. Currently in the design stage.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2004
Project ID: 1195
Start: ?
Finish: ?
Last Update: Mar 2005

Victoria

Tuscany Village Residences
Bond Development Corporation Ph: (250) 477-7291
59 luxury condominiums (60,000 sq ft) and 75,000 sq ft of commercial space anchored by Thrifty Foods is proposed at the 1600 block of McKenzie Ave. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1194
Start: May 2005
Finish: Fall 2005
Last Update: Mar 2005

Victoria

Vicino Residential and Commercial Development
Cielo Properties Inc. Ph: (250) 592-9953
A proposed 4-storey, 32-unit residential and commercial development located at 225 Menzies. Apartments would be above shops and underground parking. Rezoning has been approved. Architect: Davidson Yuen Simpson Architects & John A. Neilson Architects Inc.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1145
Start: Jun 2005
Finish: Fall 2006
Last Update: Mar 2005

Victoria

University of Victoria Science Building
University of Victoria Ph: (250) 721-6100
Proposed 11,000 sq m facility to house the expanding needs of the Science Faculty, will include two lecture theatres comprising 500 seats. Project is currently in the programming stage. Provincial government is providing a majority of the funding required for this building.

Status: Proposed
Est. Cost ($ million): 49
First Entry: Mar 2004
Project ID: 1078
Start: Mar 2006
Finish: Aug 2008
Last Update: Mar 2005

Victoria

University of Victoria William C. Mearns Centre for Learning
University of Victoria Ph: (250) 721-6100
Project is described in the 2004/2005 Five Year Capital Plan as an expansion of the McPherson Library. The centre will include an information commons with workstations and a single access point for all library resources, a media commons which integrates all formats of the librarys audio, video and music collections, improved facilities and resources for disabled students, and an internet caf. Programming stage will begin in Apr 2005, followed by the design stage in Jul 2005. Project is expected to be tendered in Jun 2006. Website: www.uvic.ca

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2004
Project ID: 1079
Start: Summer 2006
Finish: Dec 2007
Last Update: Mar 2005

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Victoria

VENUS Project
University of Victoria Ph: (250) 472-5364
A network of undersea sensors to provide real time information on the behaviour of these water bodies and the seafloor onto the internet. The prototype line 3 km into Saanich Inlet from Pat Bay will start construction by Jun 2005 and will focus on design development of seafloor junction boxes, instrument testing, and inlet studies. Two other fibre optic cables will be laid in Fall 2005 across the Strait of Georgia from near the Tsawwassen ferry terminal (to measure water properties, seismic events, whale acoustics, fish migrations and the stability of the Delta, which is prone to collapse events) and across the Juan de Fuca Strait from south of Race Rocks. The first three lines received $10.3 million funding and a RFQ for a partnership closed in Mar 2004. Negotiations are underway with Global Marine Systems and OceanWorks to design, build, test, and deploy the wet plant portion of the VENUS observatories. The University of Washingtons Applied Physics Lab is putting together a US proposal to extend the array across the entire width of the Juan de Fuca Strait. Project is funded by several research organizations and is related to the NEPTUNE Project (see separate entry). VENUS/ NEPTUNE has awarded the Data Management and Archiving System (DMAS) Examination Consultant contract to Barrodale Computing Services Ltd. of Victoria, BC. Website: www.venus.uvic.ca

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2004
Project ID: 1076
Start: Jun 2005
Finish: Fall 2006
Last Update: Mar 2005

Victoria

Victoria Recreation Centres
City of Victoria Ph: (250) 361-0365
Proposed construction of four new recreation centres (Harris Green, Oaklands, Gorge, Fairfield) to replace 12 existing aging facilities for recreation, community and senior use. Public consultation commenced. In the very preliminary and conceptual stages.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1092
Start: 2006
Finish: 2010
Last Update: Dec 2004

Victoria

Victorian Imperial Princess (Douglas Street Casino and Hotel)
Vancouver Island Entertainment Inc.
Ph: (250) 361-0382 (Victoria City)
Redevelopment of property for a hotel and casino. Phase 1 will see the redevelopment of the Now Furniture Store at 2269 Douglas St into an Entertainment Centre and casino. Phase 2 will include the construction of the first tower of the approx 200-room hotel. Phase 3 will include the construction of the second hotel tower, conference facilities, boutique retail mall and a restaurant. Architect: Praxis Architects. Website: www.buildingvictoria.com. Approvals expected by late 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1055
Start: Early 2006
Finish: 2008
Last Update: Mar 2005

Victoria

NEPTUNE Canada Project
University of Victoria Ph: (250) 472-5377
The NEPTUNE project will lay a 3,000 km network of powered fibre optic cable on the seabed over the Juan de Fuca tectonic plate, a 200,000 sq km region in the northeast Pacific off the coasts of British Columbia, Washington and Oregon. Funding is approved. Project is related to the VENUS Project (see separate entry). VENUS/NEPTUNE has awarded the Data Management and Archiving System (DMAS) Examination Consultant contract to Barrodale Computing Services Ltd. of Victoria, B.C. Website: www.neptunecanada.ca

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2003
Project ID: 1036
Start: Summer 2007
Finish: 2010
Last Update: Sep 2004

Victoria

Pacific Sport Institute
Pacific Sport and Camosun College Ph: (250) 370-3602
Proposed sports complex to be constructed in 2 phases. Phase 1 includes a triple gymnasium with seating and portable stage, sport medicine and sport science centres, fitness and wellness studios, food services, lit all-weather turf field, and 4 volleyball courts. Phase 2 includes 125-bed student athlete residences and a 5,000-seat stadium. A feasibility study was completed in Jun 2004. Provincial funding was announced which includes post-secondary athletic centres such as this facility.

Status: Proposed
Est. Cost ($ million): 56
First Entry: Dec 2003
Project ID: 1027
Start: ?
Finish: ?
Last Update: Mar 2005

Victoria

Parkside Victoria Resort and Spa
Fairfield Venture Inc. Ph: (250) 468-7121
130,000 sq ft time-share residential complex at 810 Humboldt St. Plan includes 126-units in two 8-storey buildings connected by a glass atrium, and commercial space on the ground floor. Amenities include a spa, fitness room, restaurants and a medical clinic. Development permits have been approved and excavation started in Mar 2005. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Mar 2003
Project ID: 881
Start: Aug 2005
Finish: Late 2006
Last Update: Mar 2005

Victoria

Harbour Heights Residential Development
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10- , 11- and 13-storeys, and series of townhouses totalling 597 units. Creation of a park has been completed. Rezoning has been approved. Site preparation and servicing is currently underway. Architect: Paul Merrick Architects Ltd. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 847
Start: Jul 2005
Finish: Fall 2010
Last Update: Mar 2005

Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects. The first project involved renovation of the Grant Building, a 5,760 sq m National Heritage-designated structure, to house academic spaces, lecture hall, student services, cafeteria, labs and offices, and is complete. The second project was on hold, but is now reactivating. It originally included a Living-Learning Centre to provide student residences and additional classrooms, to be built through a public-private partnership. This project has been changed to a 150-room hotel and conference facility. A call for Expressions of Interest to design, build, finance, operate, and maintain the facility was issued in late Jan 2005. An additional academic building, worth $15 million, is also planned to provide new office and class space. Architect: Williams D'Ambrosio Architects.

Status: Proposed
Est. Cost ($ million): 62
First Entry: Jun 2002
Project ID: 823
Start: Sep 2002
Finish: 2007
Last Update: Mar 2005

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Proposed redevelopment of the Belleville St terminal at Victoria's inner harbour, which currently accommodates three ferry lines (MV Coho, Victoria Clipper, and Victoria Express). Plans from a 2001 proposal are being re-examined with possible increases in building heights. Currently in the concept planning stage. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 548
Start: Fall 2005
Finish: 2007
Last Update: Dec 2004

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been accepted by the provincial government. There are no specific plans to begin the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Project ID: 552
Start: ?
Finish: ?
Last Update: Mar 2005

View Royal

Six Mile Road (Lakeside Village) Mixed Use Development
Unity Developments Ltd.
Ph: (250) 388-5588 (Owner's Representative)
Proposed mixed use development on a 23 acre site. Plans include 2 acres for retail/commercial, 1.25 acres for a 100 room hotel, and 188 residential units in townhouses, cluster homes and condominiums. Currently in the preliminary design stage. Land use concept plan approved. Architect: John A. Neilson Architects Inc.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2004
Project ID: 1258
Start: Summer 2005
Finish: 2009
Last Update: Mar 2005

View Royal

The Quay at Thetis Cove
Thetis Cove Estates Ltd. Ph: (250) 385-4565 (Architect)
A proposed high-density residential settlement to include several hundred units in 9 buildings which range in height up to 14-storeys. 500 to 600 underground parking spaces will be provided. Land required some excavation of contaminated soil. Two open houses were held in late Jun 2004. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1144
Start: Apr 2005
Finish: 2011
Last Update: Mar 2005

Zeballos

Zeballos Lake Hydro Project
Zeballos Power Corp. Ph: (604) 728-7771
Run-of-river power project near Zeballos to generate approx 22 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Other required approvals expected shortly.

Status: Proposed
Est. Cost ($ million): 43
First Entry: Sep 2003
Project ID: 1010
Start: Jun 2005
Finish: Summer 2007
Last Update: Mar 2005

STATUS: ON HOLD

Duncan

Cliffs Over Maple Bay Residential Development
Warren Paulin/648962 BC Ltd. Ph: (250) 715-6312
Proposed residential development to include approx 700 single- and multi-family homes on a 300 acre site in the Maple Bay area off Mt. Tzouhalem Rd . Phase 1 contains 33 single-family lots and Phase 2 contains 25 single-family lots. Plans also include a 125-room hotel, 18-hole Greg Norman golf course, and condominiums. Project is currently on hold. Architect: Robert Boyle Associates Ltd.

Status: On hold
Est. Cost ($ million): 80
First Entry: Mar 2005
Project ID: 1371
Start: ?
Finish: ?
Last Update: Mar 2005

Nanaimo

Natural Gas Fired Power Plant
Duke Point Power LP Ph: (403) 213-4339 (Pristine Power Inc)
Proposal to construct a natural gas-fired combined cycle generating plant in the Nanaimo area at a site at Duke Point, likely using equipment purchased for the previously approved BC Hydro project. This project was chosen in Nov 2004 as the successful proponent under the terms of the Vancouver Island Call for Tenders and has been offered an electricity purchase agreement (EPA) by BC Hydro. The contract is for 252 MW. A hearing of the BCUC was held in early 2005, in which regulatory approval for the project was given. The project is currently on hold while project opponents go before the BC Court of Appeal.

Status: On hold
Est. Cost ($ million): 285
First Entry: Sep 2004
Project ID: 1201
Start: ?
Finish: ?
Last Update: Mar 2005

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Port Alberni

Port Alberni Aluminum Smelter
Alberni Aluminum Company Ph: (250) 723-2146 (City of Port Alberni)
A feasibility study was completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 1400
First Entry: Dec 2000
Project ID: 710
Start: ?
Finish: ?
Last Update: Mar 2005

Port Hardy

Limestone Quarry
Graymount Western Ph: (403) 250-9100
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake, with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. The project is on long-term hold.

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 1999
Project ID: 606
Start: 2007
Finish: 2009
Last Update: Sep 2004

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 658-5235
Proposed 110 residential units and mini-warehouses on 26.2 ha site at 773 Cordova Bay Rd. Subdivision application remains pending for boundary adjustment. Project is currently on hold. Architect: Number 10 Architect Group.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 25
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Central Saanich

Tsawout Residential/ Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Phased development of reserve lands to include an 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Residential component, which includes 110 single-detached and multi-family housing units on leased land, is nearly complete and construction is underway on the commercial component.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 1998
Project ID: 472
Start: Summer 2004
Finish: Fall 2006
Last Update: Mar 2005

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2,800 homes) development on 250 ha site on Metchosin Rd over 20 years. Phase 1 includes 646 single-family units, duplex homes, and townhouses. Later phases will include townhomes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Construction is well underway on Phase 1A which has 119 lots, 3 duplex lots and 103 townhomes. Phase 1A1 and 1A2: The Woods completed in late 2004. Phase 1D: The Bluffs, which contains 78 detached lots, 30 townhomes, and a 30 acre Latoria Creek Park, is under construction. Construction of the school is not yet definite. Phase 2 has applied for rezoning, which will include 1,500 housing units in apartment blocks (up to 9-storeys), townhouses, single-family homes, and apartments built on top of stores, as well as an 800,000 sq ft Village Centre. Primary planning consultant: Cityspaces Consulting.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 7
Start: Mar 2000
Finish: 2020
Last Update: Mar 2005

Comox

Berwick Comox Valley Care Facility
Berwick Investments Ltd. Ph: (250) 385-1505
135,000 sq ft, 4-storey care facility to include 134-units and up to 5 retail spaces. Architect: Chow Fleischauer Low Architects Inc.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1305
Start: Early 2005
Finish: Mar 2006
Last Update: Mar 2005

Courtenay

Mt. Washington Alpine Resort
Mt. Washington Ski Resort Ph: (888) 231-1499
Several projects have been completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Construction on the 60-unit Bear Lodge, which is being developed by Appia Developments Ltd, began in May 2004 and is expected to complete in Spring 2005. Construction on a $3 million quad lift, called the Boomerang, began in Summer 2004 and completed Dec 2004. Development of a firehall/ public works building was put to referendum in the community, and as a result will not be proceeding. In preparation for the 2010 Olympics, the resort's expansion will include a Training Centre with meeting rooms, fitness room, offices and equipment maintenance area, a Stadium Oval, as well as plans for a building to provide hostel-style accommodations. 45+ kilometres of Nordic trails will be added and the Biathlon range will be upgraded.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 45
Start: Summer 2000
Finish: 2009
Last Update: Mar 2005

Cumberland

Cumbria Woods Development
Kensington Island Properties Ph: (250) 342-5440
Residential development on a 35 acre site at Ulverston and Mill Ave to contain 133-units of single- and multi-family dwellings. Phase 1 includes 19 single-family homes, and is nearly complete. Phase 2, which includes 12 single-family homes, is expected to start construction by Apr 2005. Phase 3, which will include 26 single-family homes, is in the planning stages.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Mar 2005
Project ID: 1307
Start: Aug 2004
Finish: 2008
Last Update: Mar 2005

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1. Vancouver Island/Coast

Esquimalt

Swallows Landing Residential Development
Mandalay Developments Ph: (250) 475-3700
110-unit condominium complex, consisting of twin 9-storey condominium buildings and ten 2-storey townhomes on 2.25 ha of land at 847 Dunsmuir Rd, overlooking Victoria's harbour. Project is being built in two phases, beginning with 51-units and a guest suite, which is expected to complete in Spring 2006. Approx 1 ha will be set aside as natural greenspace. Website: www.swallowslanding.com

Status: Construction started
Est. Cost ($ million): 60
First Entry: Mar 2000
Project ID: 635
Start: Nov 2004
Finish: Summer 2007
Last Update: Mar 2005

Esquimalt

CFB Esquimalt Projects
Department of Defence Ph: (250) 363-7928
Four projects are currently under construction or recently completed: 1) $35 million Colwood Refueling Facility, which started in Dec 2001, was awarded to North American Constructors Ltd and will be completed in Apr 2005, 2) $14.5 million Naval Officers Training Centre design-build, which started in Aug 2003, was awarded to Westeinde Construction Ltd and completed in Feb 2005, 3) $46 million Fleet Maintenance Facility - Cape Breton, which started in Aug 2003, was awarded to Monad Constructors Ltd to be completed by Jul 2005, 4) Tender for a Corrosive Fluids Facility was awarded to Farmer Construction and construction began in May 2004, with completion expected by Apr 2005. The facility will be used to store fluid from submarine batteries, as well as to charge batteries and for general maintenance.

Status: Construction started
Est. Cost ($ million): 170
First Entry: Dec 1997
Project ID: 12
Start: Jan 1999
Finish: 2007
Last Update: Mar 2005

Langford

Langford Sheraton Hotel
Starwood Holdings Ltd. Ph: (604) 736-1156 (Architect)
A 121-room Sheraton hotel to be located near the Costco complex in Langford. Plans include building a restaurant and conference room. Public hearings have been held and rezoning was approved in Jun 2004. Architect: Gomberoff Bell Lyon.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1115
Start: Summer 2004
Finish: Late 2005
Last Update: Mar 2005

Langford

Lavender Town Square
Keycorp Consulting Ltd. Ph: (250) 474-6919 (Langford)
One 3-storey building and three 4-storey buildings located on Goldstream Ave will provide 60 seniors with assisted-living suites and approx 140 live-work units. Project will be built in phases. Phase 1, a 4-storey live-work building, completed construction in early 2005. Construction started on Phase 2, the 3-storey seniors residences building, in early 2005. Architect: Eric Barker Architect Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1000
Start: Mar 2004
Finish: Summer 2006
Last Update: Mar 2005

Langford

Bear Mountain Golf Resort and Residential Development
LGB9 Development Corp. Ph: (250) 474-7344
Multi-phased residential development (2,500 homes) to include two Jack Nicklaus golf courses, 110,000 sq ft clubhouse and retail village over 20 years. The first golf course is complete. The hotel complex includes the 65-unit Fairways Villa, which completed in Dec 2004, and the $30 million Clubhouse hotel. The revised project plan includes 150 single-family homes and 250 tourist accommodation units, and the second golf course has been redesigned to move it away from sensitive wetlands. Phases 2 to 5, which include a total of 132 single-family lots, have been completed. Phase 6, which includes 14 single-family lots, is under construction and expected to complete in Aug 2005. Phase 7, 85 lots, is under construction and expected to complete in Oct 2005. Website: www.bearmountaingolf.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2002
Project ID: 841
Start: Mar 2002
Finish: 2014
Last Update: Mar 2005

Langford

Westwind Plaza
Bill Beaulie Ph: (250) 478-3121
Six buildings with total of 9,896 sq m of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Phase 1: Beer and wine store is completed. Phase 2: 35,000 sq ft development including 125-seat restaurant, 125- seat pub and 8,000 sq ft commercial/retail space is complete, as well as a nightclub and cabaret. Two commercial/retail buildings were completed in early 2004, and there are two residential buildings with 65-units in total currently in the redesign stage. Architect: Moore Patterson Group.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 1999
Project ID: 562
Start: Late 1999
Finish: Late 2005
Last Update: Dec 2004

Nanaimo

Malaspina University College Expansion
Malaspina College Ph: (250) 753-3245
Ongoing construction program has completed a 5-storey (approx 60,000 sq ft) applied sciences/ training and education centre, a heavy-duty construction shop and physical plant, and seismic upgrading and expansion of two cafeterias. Construction of an office building for the International Program completed in Jul 2003. An expansion of the library was awarded Sep 2003 to Knappett Construction and completed late Dec 2004, and is being followed by renovation of the old library. Centre for shellfish research is under construction. An RFP to construct student residences resulted in the contract being awarded to Windley Construction. Construction on the residences began in Summer 2004 and is expected to complete Summer 2005. Plans for a Centre for Sturgeon Studies and School of Management are in the programming stage. Plans for a Science Building are very preliminary.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Jun 2000
Project ID: 675
Start: Jan 2001
Finish: 2007
Last Update: Dec 2004

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Nanaimo

Nanaimo Regional General Hospital - Acute Expansion Phase II.
Vancouver Island Health Authority Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Construction of the surgical area is complete. Construction contract was awarded to Bird Construction. The design of the maternity building has been completed and construction is expected to begin mid-2005. Website: www.viha.ca

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 29 — Finish: Fall 2006
First Entry: Sep 1997 — Last Update: Mar 2005
Project ID: 18

Nanoose

Pacific Shores Resort and Spa
Ocean Place Holdings Ltd. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. 76 units completed, consisting of 64 time-share and 12 wholly-owned units. An additional 18,000 sq ft including a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office were completed May 2003. The next phase is approx 30 two-bedroom units, which will be built according to the market.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 15 — Finish: 2006
First Entry: Sep 1997 — Last Update: Dec 2004
Project ID: 20

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3,700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 are completed. Stage 6: Construction of the departure and passenger check-in area began construction May 2004 and is expected to complete in Spring 2006. Phase 1 of this three stage project is completed and Phase 2 started construction in early 2005, with completion expected by Nov 2005. Project Manager: Durwest Construction Ltd. Architect: Moore Paterson Group.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 30 — Finish: May 2006
First Entry: Jun 1999 — Last Update: Mar 2005
Project ID: 563

Port Alberni

Pacific Rim Shopping Centre
Barklay Capital Corporation Ph: (604) 875-6201
Shopping centre located on Hwy 4 to include an approx 100,000 sq ft Wal-Mart, 60,000 sq ft Extra Foods, and an additional 100,000 sq ft of retail and commercial space. Extra Foods began construction in May 2004 and completed in Nov 2004. Construction of Wal-Mart began in Summer 2004 and completed in Jan 2005.

Status: Construction started — Start: May 2004
Est. Cost ($ million): 50 — Finish: Spring 2006
First Entry: Dec 2004 — Last Update: Mar 2005
Project ID: 1235

Qualicum Beach

The Gardens at Qualicum Beach Seniors Facility
CPAC (Care) Holdings Ltd and Mancal Lifestyles Ph: (604) 688-2220
225-unit seniors development consisting of independent apartments, assisted-living and complex care. Website: www.cpac-care.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 28 — Finish: Fall 2005
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1152

Saanich

South Valley Estates
Homewood Constructors Ltd. Ph: (250) 475-1130
Residential development to be built in phases. Phase 1, 15 single-family homes, is complete. Phase 2 includes 20 single-family homes and 19 townhouses and is expected to start in late Spring 2005. Phase 3 will be townhouses and Phase 4 is single-family homes.

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 20 — Finish: Late 2006
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1360

Saanich

5332 Sayward Hill Crescent Residential Development
Jawl Development Inc. Ph: (250) 658-4700
Development to include 215 residential units, 1,100 sq m commercial space, and a 9-hole golf course on 15 ha. The residential component consists of 12 separate complexes. Four buildings, the golf course and clubhouse are complete, and two townhouse complexes were completed Aug 2003. Phase 5, a 58-unit condominium building called 10 Sayward Hill, is currently under construction and expected to complete late May 2005. Phase 6 is an 18-unit condominium building called Sayward Hill Terrace, for which excavation is expected to begin in Fall 2005. Website: www.saywardhill.com

Status: Construction started — Start: 1998
Est. Cost ($ million): 60 — Finish: 2006
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 26

Sooke

Sooke Sewage Treatment Plant
District of Sooke Ph: (250) 642-1634 (District of Sooke)
Sewage collection system and wastewater treatment plant for the Sooke community. EPCOR, a wholly owned entity of the City of Edmonton, signed a design, build and operate agreement for the sewage system in Spring 2004.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 22 — Finish: Nov 2005
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 946

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Rd. Plans include a 3,000 sq ft day-care and an elementary school. Project is to be built in 5 phases. Phase 1A, 66 single-family units, and Phase 1B, 52 single-family units, are complete. Phase 1C, 16 single-family units, and 2A, 55 single-family units, started construction in Fall 2004. Website: www.sunriverestates.com

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 50 — Finish: 2007
First Entry: Sep 2002 — Last Update: Dec 2004
Project ID: 834

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1. Vancouver Island/Coast

Ucluelet

Ucluelet Mixed Use Development
Loof-Koehler Marine Drive Properties/Amadon Group
Ph: (250) 726-7744 (District of Ucluelet)
Multi-use development on 40 ha of waterfront in Ucluelet which includes 200 townhomes, a pub, restaurant, major hotel, wellness center, spa and seniors home. Affordable housing and retail space are also included. There is a provision for a pool, skateboard park, and accommodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. land is 50 acres which has been sold to the company by the District. Site servicing began Summer 2003. Phase 1 includes the Big Beach Estates, 18 townhomes, which is complete, and Primera, an 18-unit multi-family building, which is under construction. Architect: John A. Neilson Architects Inc. Phase 2, which includes 24 townhouse units in a 2- and 3-storey building, is in the design stage. Amadon Group is planning a 5-star hotel, restaurant and spa and are expected to begin construction by Summer 2005 - currently in community consultations. A second 4-star hotel is planned for 5-7 years after the first hotel is built. A date has not been determined for construction of the brew-pub and restaurant.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 100 — Finish: 2013
First Entry: Dec 2002 — Last Update: Dec 2004
Project ID: 840

Victoria

Ironwood at Gorge Vale Golf Course
Tri-Star Properties Corporation Ph: (250) 477-2414
Residential development to be constructed in four phases on Craigflower Rd, at the Gorge Golf Club. Phase 1 includes 9 townhouses. Phase 2 includes 32 condominiums. Phase 3, the Doral Condos, includes 36 condominiums and Phase 4, Evergreen Condos, includes 30 condominiums and 3 townhouses. The 6 buildings range from 2- to 4-storeys. Additional amenities include a library and guest suite. Architect: Bas Smith Architect Inc. Website: www.theironwood.ca

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 20 — Finish: Sep 2005
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1316

Victoria

Vogue Residential and Commercial Development
Cielo Properties Inc. Ph: (250) 592-9953
Development at 1450 Government St to include 46 residential units and 20,000 sq ft of commercial space. Project is a refurbishment of an existing building. Architect: de Hoog & Kierulf Architects.

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 15 — Finish: Late 2005
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1336

Victoria

Shutters Spa and Residences
Westbank Projects Corporation Ph: (604) 920-7222
Residential development at 66 to 68 Songhees Rd will include 185 units - 119 units in the 6 storey building and 66 units in the 9 storey building. Plans also include a 75 ft lap pool, two hot tubs, and a 2-storey spa and health club. Architect: James K. M. Cheng Architects Inc. Website: www.shuttersvictoria.com

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 65 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1185

Victoria

Corazon Residential Development
Chard Development Ltd. Ph: (250) 381-1345
A proposed 12-storey, 76-unit residential development to include condominiums, townhomes and penthouses at 732 Cormorant. Architect: Musson Cattell Mackey Partnership. Website: www.corazonvictoria.com

Status: Construction started — Start: Aug 2004
Est. Cost ($ million): 17 — Finish: Fall 2005
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1135

Victoria

Oswego Boutique Hotel
James Bay Investments Ltd. Ph: (604) 736-6338
A 10-storey, 80-unit boutique hotel and condo development at the corner of Kingston and Oswego. Architect: Cannon Design.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1140

Victoria

Parc Residences
West Bank Projects Ph: (250) 920-7272
A 12-storey, 123-unit residential tower at the corner of Wilson St and Tyee Rd. Architect: James K. M. Cheng Architects Inc.

Status: Construction started — Start: Fall 2003
Est. Cost ($ million): 20 — Finish: Apr 2005
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 967

Victoria

University of Victoria Engineering/Computer Science Building
University of Victoria Ph: (250) 721-6139
A new 7,800 sq m engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full-time places by 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Tender closed Apr 2004 and was awarded to Farmer Construction.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 24 — Finish: Dec 2005
First Entry: Dec 2002 — Last Update: Mar 2005
Project ID: 845

Victoria

Bambu Condominium Development
The Amadon Group Ph: (604) 688-1451
7-storey hotel-condominium complex bordered by Pandora Ave and Fisgard St. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528 to 532 Pandora Ave which will be restored and integrated into the complex. The original proposal included two buildings: a 7-storey, 99-room hotel, and a 6-storey, 78-unit residential building. Project has changed since the property was sold to a new owner. Project now includes two 7-storey condominium buildings containing 146-condominiums, 15 live-work units, and a 6,400 sq ft, 150-seat performing arts theatre, as well as health and wellness amenities. Plans also include space for 6 to 8 commercial tenants. Architect: Cannon Design. Website: www.bambu.ca

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 40 — Finish: Summer 2006
First Entry: Sep 2001 — Last Update: Mar 2005
Project ID: 778

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Victoria

Victoria Marriott Inner Harbour Hotel and High Rise Residences
Concert Properties Ltd. & Ocean Properties Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Hotel located at 728 Humboldt St is complete. The $39 million hotel is the first phase of the 386,000 sq ft project on the Y-lot property to eventually include a 19-storey apartment hotel. The hotel includes approx 5,000 sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Rezoning is complete for Phase 2 and 3: two high-rise residential towers. The first tower, the Astoria, is a 164-unit mixed-use residential building which began construction in Summer 2004 and is expected to complete in Feb 2006. The third building, with a cost of $27 million, is a 15-storey, 76-unit condominium building named the Belvedere, which started construction in Feb 2005 and is expected to complete in Sep 2006. Architect: Lawrence Doyle Architects.

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 90 — Finish: Fall 2006
First Entry: Sep 1999 — Last Update: Mar 2005
Project ID: 591

Victoria

Railyards Residential and Commercial Development
Le Fevre and Co. Property Agents Ltd Ph: (250) 380-4900
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Rd) with 500 townhouses, condominiums, and live/work units, and 11,000 sq ft of commercial space; approx 416,000 sq ft in total. Construction on Phase 1 is complete. Phase 2 (townhomes) began construction in early 2004 and completed in Nov 2004. A proposal for a 2-storey, 10,000 sq ft commercial building which would contain public washrooms, a restaurant, bike shop, and offices near the Galloping Goose Trail was pulled by the developer in May 2004. A 4-storey, 58-unit apartment building with live/work spaces is planned at 751 Tyee Rd. Land has been rezoned and construction may begin in late 2005. Architect: Hotson Bakker Architects.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 100 — Finish: Fall 2008
First Entry: Sep 1997 — Last Update: Dec 2004
Project ID: 39

Victoria

Save-On-Foods Memorial Centre
RG Properties/City of Vic Ph: (604) 298-6444
New centre to replace Memorial Arena will include up to 7,500-seats. Private partner (RG Properties) is proceeding with a design-build-operate package based on a 30-year agreement. Architect: ICR Architecture.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 30 — Finish: Apr 2005
First Entry: Sep 1997 — Last Update: Mar 2005
Project ID: 41

Victoria

Selkirk Waterfront Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10 ha site which includes several mixed commercial/office buildings and a number of residential buildings. Jack Ladder Lane Residences, a 46-unit townhouse and condo building, as well as a Montessori school, are completed. A 6-storey office and waterfront mixed use structure, including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft high-tech building and 350 stall parkade at 401 Garbally Rd, named Garbally Landing, began construction Jul 2003 and is nearly complete. A 28-suite condominium building at 2760 Jutland completed in Jun 2004, and the Edgewater, a 37-suite condominium building and 8 townhouses at 330 Waterfront Cres, completed in Fall 2004. The next phase is a 60-unit townhouse and condominium project named Cecilia Creek, which is currently on hold.

Status: Construction started — Start: 1994
Est. Cost ($ million): 100 — Finish: 2006
First Entry: Sep 1997 — Last Update: Mar 2005
Project ID: 62

STATUS: COMPLETED

Oak Bay

Carlton House Seniors Residences
Summit Construction Ph: (250) 598-3311 (Oak Bay Municipality)
Assisted-living condominiums in a 4-storey, 88-unit building located at Oak Bay Ave and Elgin St.

Status: Completed — Start: Jul 2003
Est. Cost ($ million): 14 — Finish: Early 2005
First Entry: Dec 2002 — Last Update: Mar 2005
Project ID: 852

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Mainland/Southwest Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2003) : 66.0
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

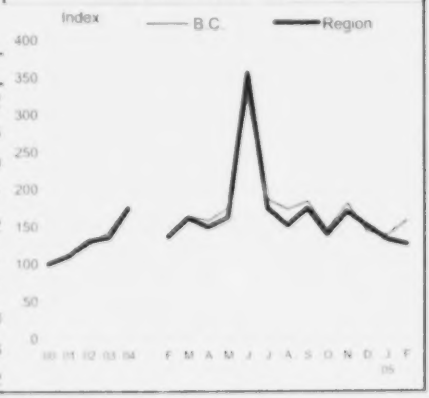
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	282.9	177.9	381.0	276.7	139.4	1,343.3	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.4	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.3	193.7	553.4	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.3	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.4	353.9	212.2	767.6	465.9	258.3	2,195.3	827.7	0.340	0.179	0.519	1996
2001	129.7	378.3	223.6	791.3	573.9	286.2	2,382.8	903.9	0.320	0.180	0.500	2001
2006	126.4	373.1	241.4	789.1	688.2	322.3	2,540.5	1,035.2	0.291	0.188	0.478	2006
2011	128.7	367.4	243.5	813.5	784.8	371.4	2,709.4	1,134.5	0.269	0.202	0.471	2011
2016	137.2	366.8	249.7	854.1	838.2	452.7	2,898.7	1,240.1	0.259	0.233	0.493	2016
2021	144.8	379.1	243.4	906.3	866.7	542.9	3,083.2	1,330.3	0.260	0.269	0.529	2021
2026	148.6	399.3	243.6	943.0	984.7	640.7	3,260.0	1,411.8	0.265	0.309	0.574	2026
2031	149.6	417.3	250.7	952.4	919.7	732.6	3,422.3	1,488.8	0.267	0.345	0.612	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	3,715.9	1,312.6	184.1	954.6	173.9	2,403.3	18,482	
1998	3,238.3	1,416.8	189.6	945.8	281.4	1,821.4	13,125	
1999	3,012.3	1,292.0	228.6	747.0	316.3	1,720.4	11,309	
2000	3,079.8	1,417.0	194.9	953.0	269.2	1,662.8	10,451	
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802	
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391	
2003	4,165.0	1,089.8	129.8	697.4	262.7	3,075.2	17,481	
2004	5,371.6	1,375.0	198.4	861.5	315.1	3,996.6	23,699	
YTD Feb '04	775.9	172.0	21.9	131.5	18.5	603.9	3,658	
YTD Feb '05	665.6	227.7	21.7	160.6	45.4	437.9	2,402	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)
Note: Latest month is preliminary; month previous to latest month is revised.

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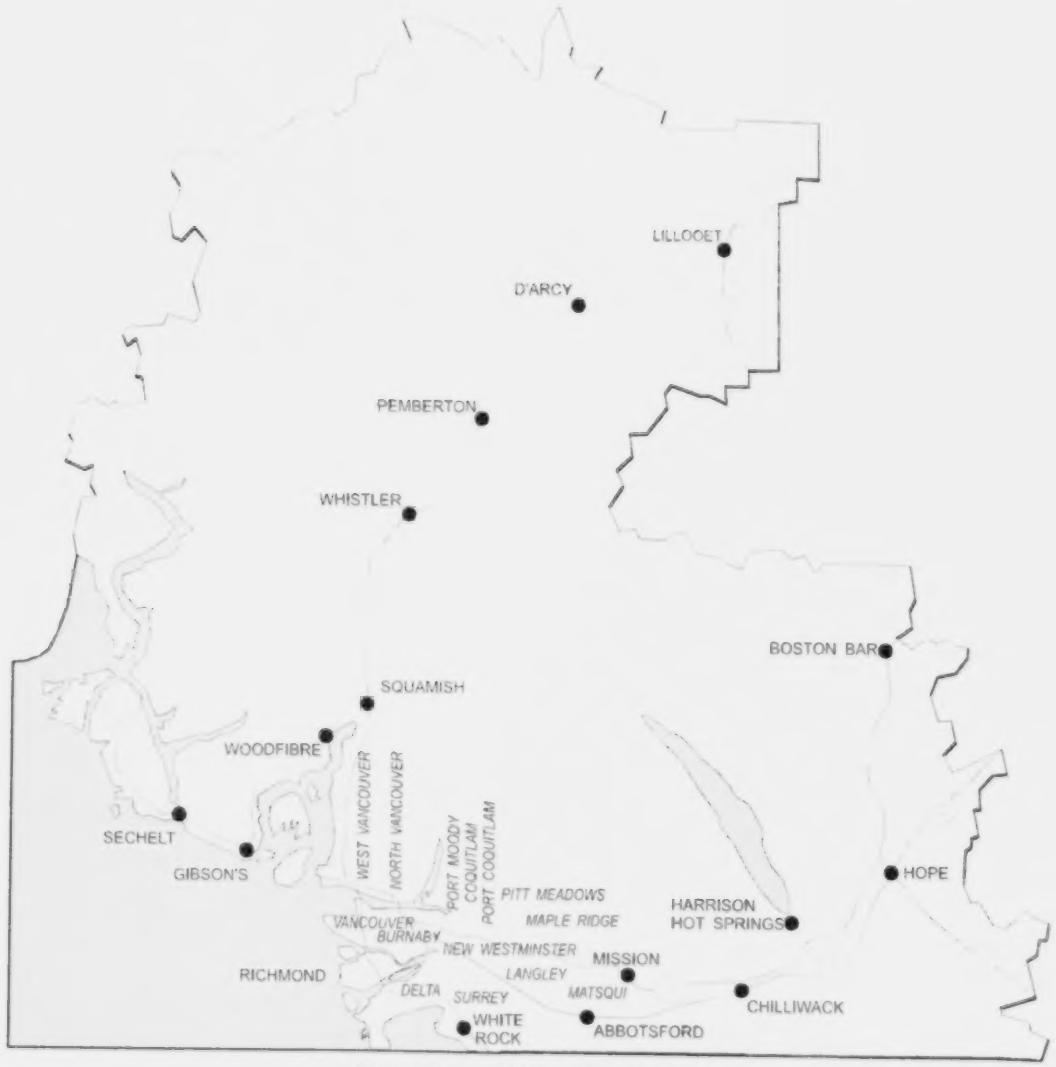
Mainland/Southwest Development Region



Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Mainland/Southwest		**2,382,824**	**2,409,021**	**2,430,832**	**2,457,235**
Vancouver	C	569,473	572,937	577,962	583,296
Surrey	C	363,004	372,430	378,578	383,831
Burnaby	C	202,419	202,537	202,852	202,966
Richmond	C	171,517	172,346	172,579	172,714
Abbotsford	C	120,500	122,641	123,462	126,634
Coquitlam	C	117,814	119,648	119,793	121,463
Delta	DM	101,178	101,447	101,803	101,843
Langley, Township of	DM	90,685	91,114	92,477	94,524
North Vancouver	DM	85,905	86,209	86,138	86,334

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Maple Ridge	DM	65,922	67,749	69,258	70,411
Chilliwack	C	65,671	66,304	67,434	69,009
New Westminster	C	57,044	57,235	57,882	58,286
Port Coquitlam	C	53,497	54,887	55,703	56,114
North Vancouver	C	46,236	46,841	46,916	47,074
West Vancouver	DM	43,229	43,190	43,347	43,867
Mission	DM	32,638	32,865	33,297	33,970
Port Moody	C	24,854	25,264	25,817	26,613
Langley	C	24,673	24,676	24,889	24,915
White Rock	C	19,047	19,262	19,365	19,735

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1,000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Rezoning is currently underway. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 1999
Project ID: 618
Start: Summer 2005
Finish: 2008
Last Update: Mar 2005

Agassiz

Hemlock Valley Mountain Ski Resort Expansion
Hemlock Valley Resorts Inc. Ph: (604) 797-4411
Proposed expansion to include a new quad chair, lift, construction of two condominium buildings, with 40- and 25-units, and some roadwork (paving and straightening). Website: www.hemlockvalleyresort.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1291
Start: May 2005
Finish: 2009
Last Update: Mar 2005

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2003
Project ID: 1009
Start: Sep 2005
Finish: Fall 2006
Last Update: Mar 2005

Burnaby

Brentwood Centre Residential Development
Ledingham McAllister Communities Ph: (604) 662-3700
Proposed residential development in the Brentwood Town Centre on a 10 acre site on the north side of the Lougheed Hwy and bound by Beta Ave and Delta Ave. Plans include 665-units in six 4-storey apartment buildings and a 27-storey tower. Public hearing was held Feb 22 2005. Currently in the rezoning process. Very preliminary. Construction Managers: Marcon Construction Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1344
Start: Fall 2005
Finish: 2009
Last Update: Mar 2005

Burnaby

Centrepoint Development
Intracorp Developments Ltd. Ph: (604) 801-7000
Proposed 385,000 sq ft residential and retail development will have a height of 356 ft. Plans include a pedestrian bridge across Kingsway to Metrotown Centre and the Skytrain. Project has been approved by Burnaby city council. Architect: Busby Perkins and Wills Architects Ltd.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Mar 2005
Project ID: 1339
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

Burnaby

Legacy Condominiums and Townhouses
Embassy Development Ph: (604) 294-2251
Proposed residential development to include 331-units in a 28- and 29-storey building. Architect: Arc Design International. Very preliminary. Website: www.embassydevelopment.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1349
Start: ?
Finish: ?
Last Update: Mar 2005

Burnaby

Simon Fraser University Health Sciences Building
Simon Fraser University Ph: (604) 291-4743
Proposed new 11,758 sq m health sciences building to provide classrooms and research labs for 650 undergraduate students and 150 graduate students. Plans also include office space for 40 faculty. Provincial government is providing a majority of the funding required for this project.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Mar 2005
Project ID: 1343
Start: 2006
Finish: 2008
Last Update: Mar 2005

Burnaby

Burnaby Costco and Mixed Use Development
Costco Ph: (604) 294-7290 (Burnaby City)
A proposed mixed use development to include 150,000 sq ft of Costco warehouse and retail space, a 24,000 sq ft gas bar and an 8,500 sq ft Keg restaurant. The project is a move from Costcos current location at Lougheed Hwy and Brighton Ave location to the Eastbrook Executive Park. Rezoning application is currently under review.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1270
Start: Summer 2005
Finish: Summer 2006
Last Update: Mar 2005

Burnaby

Glenrobin Residential Development
Polygon Homes Ph: (604) 877-1131
Proposed residential development to contain 177 townhouses, and 200 apartment units in three 4-storey buildings, to replace an existing multi-family development located at Halston Crt, Sandlewood Cres, and Gildwood Dr. Plans also include an amenity centre. Architect: Rositch Hemphill Architects.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1263
Start: Apr 2005
Finish: Summer 2007
Last Update: Dec 2004

Burnaby

Park 360 Residential Development
Cressey Development Corp. Ph: (604) 683-1256
A proposed 29-storey residential building to include 215 condominiums and 12 cityhomes at 17th and 18th Ave and Griffiths Dr. Additional amenities include a lounge and fitness facilities. Demolition is currently underway. Architect: Howard Bingham Hill Architects. Website: www.park360.ca

Status: Proposed
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1219
Start: Apr 2005
Finish: Fall 2006
Last Update: Mar 2005

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Burnaby

Burnaby Gateway Casino Expansion
Gateway Casinos Ltd Partnership Ph: (604) 412-0166
A proposed 100,000 sq ft casino complex at the Radisson Villa Hotel location on Willingdon Ave. Plans include demolishing the low rise portion of the hotel and building a new 3-storey building. Casino will include up to 1,000 slot machines, a 15-table poker room, 50 table games, high-limit gambling area, restaurant, conference centre, show lounge, and 400-seat sports bar. City council approved temporary expansion in Sep 2004. Development permit is currently under review.

Status: Proposed
Est. Cost ($ million): 85
First Entry: Jun 2004
Project ID: 1150
Start: Summer 2005
Finish: Spring 2006
Last Update: Mar 2005

Burnaby

Simon Fraser University - Arts and Social Science Complex Module 1
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas. Site preparation underway.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 933
Start: May 2005
Finish: Late 2007
Last Update: Mar 2005

Burnaby

Simon Fraser University - School for the Contemporary Arts Building
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art and culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or the SFU Burnaby campus.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 932
Start: Late 2005
Finish: Late 2006
Last Update: Dec 2004

Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approx 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2,170 m long). Received Environmental Assessment Act approval. Currently seeking funding.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Project ID: 821
Start: ?
Finish: ?
Last Update: Mar 2005

Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000 to 425,000 sq ft tower adjacent to Metrotowers I and II. Major tenant is being sought. No further development expected before 2006.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Project ID: 421
Start: ?
Finish: ?
Last Update: Mar 2005

Chilliwack

City Gate Shopping Centre Expansion
Citygate Shopping Centre Ltd. Ph: (604) 696-5155
Proposed mall expansion at Cheam Ave and Birch St to include renovation of an existing building and construction of three new commercial buildings on a 3.16 ha site. A major tenant will be a Safeway grocery store. Development permit was approved in mid-Dec 2004.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1317
Start: Apr 2005
Finish: Feb 2006
Last Update: Mar 2005

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Ph: (604) 793-2906 (Chilliwack City)
Proposed single-family subdivision of 200 parcels in the Eastern Hillsides, including homes and townhomes for a total of over 700-units. There are tentative plans for a tram up the adjacent mountain, as well as hotels, restaurants, and golfing facilities. Rezoning has been approved. Website: www.chilliwackpartners.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1002
Start: Summer 2005
Finish: 2009
Last Update: Mar 2005

Cloverdale

Residential Development - 17756 57A Avenue
WG Architect Inc. (Owner's Rep) Ph: (604) 331-2378 (Architect)
Proposed apartment development to include 91-units in a 4-storey building at 17756 57A Ave. Development permit is currently under review. Architect: WG Architect Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1327
Start: Fall 2005
Finish: Spring 2007
Last Update: Mar 2005

Cloverdale

Trades and Technology Centre of Kwantlen University College
Province of British Columbia / Kwantlen University College
Ph: (604) 599-2973
A proposed 17,203 sq m, 1- and 2-storey building at 5510 180th St to accommodate at least 900 students with facilities focusing on industry training and applied programs. Development permit was approved on Feb 21, 2005. Site preparation is underway. Architect: Bunting Coady Architects.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Jun 2004
Project ID: 1148
Start: May 2005
Finish: Sep 2006
Last Update: Mar 2005

Coquitlam

555 Delestre Residential Development
Voth Bros Developments Ltd Ph: (604) 583-6833
Proposed development to include 278-units of condominiums in two buildings, an 18-storey building and a 14-storey building, as well as 10 ground level townhouses. Development permit is currently under review. Architect: Dikeakos and Cotter Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1359
Start: ?
Finish: ?
Last Update: Mar 2005

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Coquitlam

Encore Lifestyle Residences
Executive Group of Companies Ph: (604) 642-5250
Proposed residential development to include 157 condominiums and 13 townhouses in a 19-storey building. Additional amenities include fitness facilities, a steam room, a Pilates room, and a theatre room. Website: www.encoreliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1304
Start: Apr 2005
Finish: Summer 2007
Last Update: Mar 2005

Coquitlam

Regency Retirement Resort
Avenir Homes Ph: (604) 535-8444
Proposed retirement resort to include 163-units in a 26-storey building at 2992 Glen Dr. Additional amenities include a theatre, pool, jacuzzi, wellness centre, multi-purpose room and dining hall. Architect: Barnett Dembek Architects Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1309
Start: Jul 2005
Finish: Early 2006
Last Update: Mar 2005

Coquitlam

Westwood Square
Bosa Ventures Ph: (604) 299-1363
Proposed development to include three condominium towers on Glen Dr. Phase 1 is a 28-storey tower with an attached seniors community centre. Rezoning and development permit have been approved. Architect: Rafii Architects Inc.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2005
Project ID: 1310
Start: Sep 2005
Finish: Mar 2007
Last Update: Mar 2005

Coquitlam

Executive Plaza Residential Development
Executive Plaza Inn Ph: (604) 687-4741 (Architect)
Proposed 19-storey residential tower to be located at 511 Rochester. Plans include 153 condominium units and 13 townhouses. Architect: Robert Cicozzi Architecture Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1262
Start: Apr 2005
Finish: Summer 2006
Last Update: Dec 2004

Coquitlam

Burke Mountain Secondary School
School District 43 (Coquitlam) Ph: (604) 939-9201
A proposed new school with a capacity for 1,200 students in a 11,770 sq m space, while retaining the existing gymnasium. Feasibility study to acquire a site is underway and expected to complete in Jun 2005. Funding has been approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1154
Start: ?
Finish: ?
Last Update: Mar 2005

Coquitlam

Gateway Project - North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam to connect to the Mary Hill Bypass, across a new Pitt River Bridge and along Hwy 7 to the north end of the New Fraser River Crossing. Project is in the scoping stage.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 938
Start: ?
Finish: ?
Last Update: Mar 2005

Coquitlam

Glen Drive Residential/ Commercial Development
Pacific Glen Land View Ph: (604) 731-3391
Proposed 20-storey, 230,000 sq ft, high-density residential complex with a 4-storey, 10,500 sq ft commercial space building at 2957 Glen Dr. Two structures from previous phases are completed. The third structure and tower had a development permit, but it has expired. Project may be reactivated.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 177
Start: ?
Finish: ?
Last Update: Mar 2005

Delta

Roberts Bank Container Expansion Program Terminal 2 and Deltaport 3rd Berth
Vancouver Port Authority Ph: (604) 665-9000
A proposed container expansion program at Roberts Bank consists of two projects: Terminal 2 and the Deltaport Terminal Expansion. Terminal 2 is a new container port at Roberts Bank, which involves filling and dredging, and would be located adjacent to the existing Deltaport Container Terminal. The Deltaport Terminal Expansion project involves constructing a third berth, and the preferred site of the U-shaped design is in front of the current footprint of the terminal on the south side. Environmental Assessment Act application for Deltaport was submitted in Feb 2005. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 925
First Entry: Dec 2002
Project ID: 863
Start: Late 2005
Finish: Summer 2010
Last Update: Mar 2005

Furry Creek Area

Porteau Cove Residential Development
Squamish First Nation/Concord Pacific
Ph: (604) 894-6371 (Squamish-Lillooet Regional District)
Major residential development is proposed for 476 ha on a site that is 4 km south of Furry Creek and 20 km north of Lions Bay. Plans include up to 1,400 units of single and multi-family and mixed use homes, and a commercial area. Plans also include 295 ha of open space. Preliminary rezoning application was submitted to the Squamish-Lillooet Regional District on Dec 24, 2004. Detailed design and servicing plans are expected to be submitted in early Apr 2005. An open house is also expected to be held in Apr 2005.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Mar 2005
Project ID: 1342
Start: Fall 2006
Finish: 2016
Last Update: Mar 2005

Harrison Lake

Harrison Highlands Resort and Residential Development
NewGen Harrison Development Inc. Ph: (604) 734-3113 (Architect)
Proposed resort community to include 350 residences in a variety of lodge suites, six-plex suites, chalets, and cottages on 90 acres at Mount Woodside outside of Harrison Lake. Project will be built in phases. Phase 1 includes the Woodside Village lodge, which will contain a conference centre, spa and swimming pools, and 100-units of housing. This phase is expected to complete in Jul 2006. Architects: Pelman & Associates/CHP Architects. Website: www.harrisonhighlands.ca

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1192
Start: Spring 2005
Finish: 2009
Last Update: Mar 2005

Hope

Cogburn Magnesium
Leader Mining International (Calgary)
Ph: (250) 356-7475 (BC Env Assessment Office)
250,000 tonnes/yr quarry to produce magnesium silicate and 120,000 tonnes/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW. Environmental studies underway.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Project ID: 836
Start: ?
Finish: ?
Last Update: Mar 2005

Langley

204 Street Overpass
Ministry of Transportation Ph: (604) 669-8848
Proposed overpass at 204 St in Langley. Currently in the detailed design stage. Contract is expected to be awarded in May 2005.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2004
Project ID: 1238
Start: Jun 2005
Finish: Summer 2006
Last Update: Mar 2005

Langley

The Village at Thunderbird Centre
Tan West Financial Ph: (604) 874-8308 (Owner's Representative)
Original proposal included three 20-storey high rise condominiums and commercial space for land around the Colossus Theatre. Plans include approx 300,000 sq ft of entertainment, retail and commercial space, including restaurants, a food store and drug store, and 92 condominium units in 3-storeys above the commercial space. High rises are not currently being pursued. Architect: Urban Design.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1228
Start: Summer 2005
Finish: Fall 2006
Last Update: Dec 2004

Langley

Walnut Gate Commercial Facilities
Grosvenor International Canada Ltd. Ph: (604) 683-1141
Retail and commercial facilities on the 48 acres near the 200th St highway interchange. Land is divided into 6 lots and construction on a 32,000 sq ft commercial facility on Lot 1 is expected to begin in Apr 2005. Development permit has been approved for Lot 1.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1137
Start: Apr 2005
Finish: Fall 2006
Last Update: Mar 2005

Langley

Golden Ears - Fraser River Bridge Crossing
TransLink Ph: (604) 453-4500
Planned new crossing, with an expected six lanes, of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Included in the proposed design is a connector to Maple Ridge. Request for Proposals was issued to three short-listed consortia, Golden Crossing Group, Fraser Valley Connector Group and RiverLink, in Jan 2005 with the winning bid expected to be announced by Fall 2005. Website: www.translink.bc.ca/frasercrossing

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 873
Start: Late 2005
Finish: 2008
Last Update: Mar 2005

Langley

Village at the Fort Mixed Use Development
ParkLane Homes Ph: (604) 648-1800
Development on the 78 acre Interfor mill site on Glover Rd. Initial proposals included 390 housing units, a 90-room hotel and recreational facilities. Project will contain single- and multi-family units, commercial space, and possibly a hotel. Site servicing is expected to begin in Fall 2005.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Project ID: 833
Start: Late 2005
Finish: 2008
Last Update: Mar 2005

Lillooet region

Cayoosh Ski Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3,600 operating jobs. Environmental Assessment Act approval granted. Further planning work includes a ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval-in-principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will proceed.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Project ID: 86
Start: ?
Finish: ?
Last Update: Mar 2005

Maple Ridge

Townhouses at Maple Crest
Genstar Development Company Ph: (604) 299-4325
Proposed townhouse development to include 120-townhouses on 240th St. N. Website: www.maplecrest-gdc.com/homesites.html

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2005
Project ID: 1311
Start: Summer 2005
Finish: 2008
Last Update: Mar 2005

Mission

Southwest Mission Housing Development
Genstar Development Co Limited Ph: (604) 299-4325
Proposed residential development in the Silverdale area. First neighbourhood project would include single-family, multi-family and commercial space on 300 acres. Amendment to OCP was approved.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1243
Start: 2008
Finish: 2018
Last Update: Dec 2004

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Mission

Upper Harrison Hydroelectric Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Four interconnected run-of-river hydroelectric projects in the vicinity of upper Harrison Lake (Upper Stave River, Lamont Creek, Upper Fire Creek, and Tipella Creek) would generate 60-80 MW of electricity. The project will be reviewed under the BC Environmental Assessment Act - expected to submit an application in Summer 2005.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2004
Project ID: 1286
Start: Spring 2007
Finish: Spring 2009
Last Update: Mar 2005

New Westminster

Copper Stone Condominiums
Pointe of View Developments Ph: (403) 571-8400
Proposed residential development to include 231-units in three 4-storey buildings, which will be built in three phases. Website: www.copperstonelife.ca

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1352
Start: May 2005
Finish: Late 2006
Last Update: Mar 2005

New Westminster

New Westminster Secondary and Middle School
School District 40 (New Westminster) Ph: (604) 517-6285
A proposed new 3-storey high school and a middle school with plans for three 25-storey residential towers. The towers proposal is not moving forward, as City council decided in late Oct 2004 not to enter a land-swap agreement with the school board, which would have allowed the towers. Construction on the high school is expected to begin in Jun 2005 with completion in time for operation in Sep 2007. Construction of the middle school will not proceed until the high school has been completed, as it will be built on the site of the current high school. Rezoning is required. Approval on the high school proposal and design was agreed upon by City Council and the school district in mid-Dec 2004. Plans for the high school also include a proposed New Westminster Centre for Community Achievement, which would include synthetic-turf fields, sport annex rooms, a skatepark and fine arts village. Currently seeking financial support from the government.

Status: Proposed
Est. Cost ($ million): 54
First Entry: Sep 2004
Project ID: 1162
Start: Jun 2005
Finish: Fall 2009
Last Update: Mar 2005

New Westminster

Royal City Christian Centre Seniors Care Facility
Canbrit Developments Ltd. Ph: (604) 669-6002 (Architect)
A proposed 144-unit seniors congregate care residence in a 4-storey building to be built near the Royal City Christian Centre on heritage land. Plans include a personal studio, library and dining room, as well as upgrades to the heritage church on site. The Heritage Advisory Committee has approved the project. Proposed amendments to the Heritage Revitalization Agreement include a request for a height variance, a changing of the use from church to congregate care facility and a floor space ratio increase. Architect: Rositch Hemphill Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1161
Start: Apr 2005
Finish: Fall 2006
Last Update: Mar 2005

New Westminster

Central Station Development - 822 Carnarvon Street
Degelder Construction Ltd. Ph: (604) 688-1515
Proposed development to include 375 housing units and 4 live-work units adjacent to the New Westminster SkyTrain station. Phase 1 includes two towers that rise 320 and 292 feet above street level. A variance regarding the height of the Phase 1 buildings was approved. Architect: Stantec Architecture Ltd.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1139
Start: May 2005
Finish: 2008
Last Update: Mar 2005

New Westminster

New Westminster Casino Development
Gateway Casinos Ltd Ph: (604) 527-4532 (City of New Westminster)
A proposed destination-style casino complex to replace New Westminster's existing riverboat casino. Project will be built in four phases. Plans include a new facility at 350 Gifford St to include 600 slot machines, 62 gaming tables, a 300-seat restaurant, and sports bar, and two 200-room hotel strata buildings. Phase 1 includes the casino and restaurant. Rezoning and design have been approved.

Status: Proposed
Est. Cost ($ million): 65
First Entry: Jun 2004
Project ID: 1149
Start: Apr 2005
Finish: 2008
Last Update: Mar 2005

New Westminster

Residential Development - Saint Mary's Hospital Site
Embassy Development Corp. Ph: (604) 294-0666
A proposed residential development on the site of Saint Mary's Hospital to include two 32-storey towers, two 3-storey townhouses and a 4-storey apartment building. The designs are in the preliminary stages and are awaiting approval. The site was purchased from the Sisters of Providence in May 2004. Demolition began in early 2005. Architect: ARC Design International.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1134
Start: Summer 2006
Finish: Fall 2007
Last Update: Mar 2005

New Westminster

Residential Tower - 611 Carnarvon Street
ONNI Developments Ph: (604) 602-7711
Proposed 142-unit apartment high rise at 611 Carnarvon St with approx 36,000 sq ft of commercial space. Development permit has been issued.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 937
Start: Apr 2005
Finish: Early 2006
Last Update: Mar 2005

New Westminster

Waterfront Development Complex
Larco Investments Ltd. Ph: (604) 925-2700
Proposed five-tower and townhouse complex on the 600 to 700 block of Front St totalling 900,000 sq ft includes a 45,000 sq ft, $18-million Fraser River Discovery Centre which has conceptual planning underway. Project was on hold, but is reactivating with some changes to the original plan. Current plan includes five towers to provide 911 housing units, 25 townhouses, a 4-storey podium for off-street parking and a wider waterfront esplanade. Project has received approval from City Council to proceed.

Status: Proposed
Est. Cost ($ million): 285
First Entry: Dec 1997
Project ID: 94
Start: Spring 2006
Finish: 2009
Last Update: Mar 2005

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2. Mainland/Southwest

New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3,000 residents on the eastern section of Lulu Island on a 65 acre parcel which was formerly the site of a sawmill, box plant and foundry. Construction of townhouses on the site was completed previously. Remaining 45 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. This will be a phased development over 7 to 10 years. Construction will be starting on Phase 1A, 91 single-family homes, and Phase 1B, 50 townhouses and apartments, in May 2005. A development permit has been approved for Phase 1B, and approvals are being sought for Phase 1A. Plans also include an emergency access overpass, which is currently in the design phase. Architect: Ramsay Worden Architects Ltd.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 1997
Project ID: 93
Start: May 2005
Finish: 2012
Last Update: Mar 2005

North Vancouver

Lynn Valley Library and Town Centre Project
Lynn Valley Community
Ph: (604) 987-7131 (District of North Vancouver)
A proposed development to include a new 35,000 sq ft library, with full computer and internet technology, 40,000 sq ft of commercial space, a public plaza, daycare centre and underground parking at the corner of Lynn Valley Rd and Mountain Hwy. Plans also include two residential towers. Funding approved at a special council meeting on Aug 31, 2004. Site demolition has been completed. Rezoning was approved in Dec 2004 and a development permit application is expected to be submitted in Apr 2005. Architect: Henriquez & Partners.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Jun 2004
Project ID: 1126
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study conducted by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, as well as an enhanced pedestrian connection between Lonsdale Quay and Lonsdale Ave and a mixed-use building. Public consultation will be held to resolve development issues at this location known as Site 8. Very preliminary. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 964
Start: ?
Finish: ?
Last Update: Mar 2005

North Vancouver

Residential and Commercial Complex - 879 Marine Drive
Jim Pattison Group/Overwaitea Foods/Westbank Ph: (604) 688-5764
Two residential towers and a Save-On-Foods store to be located at the existing Ford dealership near Capilano mall. Rezoning for a shopping mall was completed by the previous owner, however, zoning is required for the residential component. A rezoning application for the project was rejected and the developer is currently re-working the site plan. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 826
Start: ?
Finish: ?
Last Update: Mar 2005

North Vancouver

Seymour Creek Village
Squamish Nation and Kingswood Capital Corporation
Ph: (604) 892-5166
Proposed 479,200 sq ft of commercial and retail development over 12 ha. One of the big box retail outlets will be 116,000 sq ft. Tentative retailers include Home Depot, Best Buy, Office Depot and Michaels. Project in development stage and has been approved by band council and members. The development will be constructed in four stages. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2001
Project ID: 723
Start: Spring 2006
Finish: 2008
Last Update: Mar 2005

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run-of-river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Project is a joint venture between Summit Power and Regional Power Inc. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 867
Start: Spring 2007
Finish: Spring 2009
Last Update: Mar 2005

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Mkw'alts Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Environmental approvals received. Rezoning required.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Project ID: 805
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Pemberton Region

South Meager Creek Geothermal Project
Western GeoPower Corporation Ph: (604) 662-3338
A proposed 100 MW geothermal electric power plant located 70 km west of Pemberton. Plans include a 80 km transmission line to connect the plant to the BC grid. Project is in the pre-application stage of the Environmental Assessment process. Production tests are underway. Website: www.geopower.ca

Status: Proposed
Est. Cost ($ million): 276
First Entry: Sep 2004
Project ID: 1206
Start: ?
Finish: ?
Last Update: Mar 2005

Pitt Meadows

Airport Industrial Park -South Harris Business Park
Pitt Meadows Airport Ph: (604) 465-8977
A proposed 65 acre light industrial park to be developed at the site currently known as the airport lands. Development is expected to include storage facilities, retail warehouse office space, and restaurant space. Some of the buildings will be build-to-suit. The land is currently in the rezoning process, which is expected to be completed in Fall 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 1007
Start: ?
Finish: ?
Last Update: Mar 2005

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Port Coquitlam

Coast Meridian Overpass
TransLink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 842
Start: Late 2005
Finish: 2007
Last Update: Mar 2005

Port Coquitlam

Dominion Triangle Commercial Park
TownLine Developments Ph: (604) 276-8823
Proposed development west of the Pitt River between Dominion St and Lougheed Hwy of 600,000 to 900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Project ID: 748
Start: Early 2006
Finish: 2011
Last Update: Mar 2005

Port Moody

Murray-Clarke Connector
TransLink Ph: (604) 453-4500
Proposed east-west crossing in Port Moody. Plans include extending Murray St west of Mary St to a 4-lane overpass above the railway tracks near Queens St, then following Vintner St. West of Douglas St the road would connect to Clarke, and the section of Clarke, from Barnet to Douglas, would be widened to four lanes. Connector is the completion of the Barnet Hwy HOV project.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1256
Start: Fall 2005
Finish: Spring 2008
Last Update: Dec 2004

Richmond

Garden City Residences
Chandler Development Inc. Ph: (604) 692-0111
Proposed residential development to include 211-units of condominiums and some townhouses in two 17-storey towers, to be located on Garden City Rd at Cook Rd. Architect: Gomberoff Bell Lyon Architects Group Inc.
Website: www.gardencityliving.com

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2005
Project ID: 1353
Start: Fall 2005
Finish: Spring 2006
Last Update: Mar 2005

Richmond

Lingyen Mountain Buddhist Temple Expansion
Lingyen Mountain Buddhist Temple
Ph: (604) 276-4000 (Richmond City)
Proposed expansion of a Buddhist monastery and temple on No. 5 Rd to a 165,000 sq ft walled compound with 5 temples around a courtyard, including one large, central temple to house a 100 ft Bunyanesque Buddha in a 140 ft temple. Plans also include 700 parking spaces. Rezoning application is currently under review.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1322
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

Richmond

Ocean Walk Residential Development
Century Group Ph: (604) 943-2203
Proposed 297,000 sq ft residential development at 7571 and 7611 Alderbridge Way. Plans include three 16-storey towers to include 246 condominiums and 10 townhouses. Four of the street-level condominiums will be live-work units. Amenities include a putting green, hot tubs, lounge and recreation areas, and guest suites. Development permit and rezoning have been approved. Building permit application is expected to be submitted late Apr 2005. Architect: Lawrence Doyle Architect Inc.
Website: www.oceanwalkcondos.ca

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1320
Start: Jul 2005
Finish: Fall 2007
Last Update: Mar 2005

Richmond

Paloma Condominiums
Regent International Ph: (604) 276-4000 (Richmond City)
Proposed condominium development at Saba and No. 3 Rd. First building is 16-storeys and will contain 122-units. Finish date is for the first building.
Website: www.palomaliving.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1321
Start: Jul 2005
Finish: Oct 2006
Last Update: Mar 2005

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17 acre site at the northeast corner of Alderbridge Way and Garden City Rd to allow construction of a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1015
Start: Fall 2005
Finish: Spring 2006
Last Update: Mar 2005

Richmond

Olympic Games - Speed Skating Oval
VANOC/City of Richmond Ph: (778) 328-2010
Development of a new long track speed skating oval which can be used after the Olympics for two hockey rinks, sporting events and trade shows. Project will be located along the Fraser River between No. 2 Rd Bridge and Dinsmore Bridge, and includes a $19 million City Centre Waterfront Park. Project manager is MHPM Project Managers Inc. Architect: Cannon Johnston Architecture Inc.

Status: Proposed
Est. Cost ($ million): 155
First Entry: Mar 2003
Project ID: 910
Start: Early 2006
Finish: Apr 2008
Last Update: Mar 2005

2. Mainland/Southwest

Richmond

RAV Rapid Transit to Vancouver Airport - (Canada Line)
RAV Project Management Ltd. (RAVCO) Ph: (604) 484-7287
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport, downtown Vancouver (RAV) along Cambie St, including up to 19 stations. The transit line will use advanced-rapid-transit technology (ART), and run through 'stacked' tunnels beneath much of the Cambie St section. Additional plans include an underground shopping complex around a proposed station at Cambie and Second Ave. SNC Lavalin/Serco Group Inc. was selected as the proponent for this public/private project in Nov 2004. TransLink voted 8-4 in favour of approving the project on Dec 1, 2004. Application to the Environmental Assessment Office was submitted Dec 10, 2004. Website: www.ravprapidtransit.com

Status: Proposed
Est. Cost ($ million): 1720
First Entry: Mar 2003
Project ID: 914
Start: Late 2005
Finish: Nov 2009
Last Update: Mar 2005

Richmond

Residential/Commercial Development
Andrew Cheung Architects Inc (Owner's Rep) Ph: (604) 685-2088
Original plans included a hotel, movie theatres, restaurants, offices and retail stores on an 11 acre site at No. 3 Rd and Sea Island Way. Project was on hold and has undergone changes. Current project is a large mixed use development to include approx 1,400 residential units on a 17.3 acre site. Plans include 12 residential towers, townhouses, as well as commercial space. Rezoning application is under review. Architect: Andrew Cheung Architects Inc.

Status: Proposed
Est. Cost ($ million): 350
First Entry: Sep 1998
Project ID: 469
Start: ?
Finish: ?
Last Update: Mar 2005

Richmond

Richmond Trade and Exhibition Centre
PavCo Ph: (604) 821-5470
Proposed 400,000 sq ft exhibition and trade centre. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Rd and Westminster Hwy. Lands are planned to be transferred from Federal ownership to the City of Richmond and the Musqueam Indian band. A case in the Federal Court of Appeal is to be heard between the federal government and the Musqueam band over a Jan 2004 decision, in favour of the Musqueam band, to prevent the transfer of federally owned land to the City of Richmond before the Musqueam land claims are settled. Building was initially to include the $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre, but the Vancouver Olympic Committee decided to relocate it to the Vancouver Exhibition and Convention Centre due to this uncertainty. Project is still seeking financing.

Status: Proposed
Est. Cost ($ million): 69
First Entry: Mar 1998
Project ID: 349
Start: 2007
Finish: Early 2008
Last Update: Dec 2004

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run-of-river hydroelectric power project on Bear Creek near Sechelt. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Development permit application has been submitted to LWBC and project is currently in the rezoning process, with first and second reading having been approved.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 868
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

Squamish

Factory Outlet Mall
Parallax Investment Ph: (604) 892-5217 (District of Squamish)
Proposed 100,000 sq ft shopping complex on Hwy 99 on a 10 acre site. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1337
Start: ?
Finish: ?
Last Update: Mar 2005

Squamish

Residential Development at Garibaldi Highlands
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed residential development on 138 acres to include 300 single-family and townhouse units. Rezoning application is under review.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1254
Start: Spring 2006
Finish: 2010
Last Update: Mar 2005

Squamish

Squamish Oceanfront Development Corp.
Squamish Oceanfront Development Corp. Ph: (604) 815-5002
Plans to develop the downtown of Squamish will include former BC Rail lands transferred to the City Nov 2003. Conceptual plans include a waterfront hotel and convention centre, arts and culture centre, market, marina, passenger ferry terminal, small cruise-ship terminal and light industrial/ transportation. Public consultation during Dec 2003 led to a detailed design concept in Apr 2004. Partnered with Smart Growth On The Ground, an organization that develops sustainable principles.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1033
Start: Spring 2006
Finish: 2010
Last Update: Mar 2005

Squamish

Ashlu Creek Hydroelectric Project
Ledcor Power Inc. Ph: (450) 928-2550
Proposed 230 GWh run-of-river hydroelectric development on 5.4 km of Ashlu Creek. The project was selected for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project has obtained all key federal and provincial approvals. Rezoning was denied in Jan 2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Project ID: 715
Start: ?
Finish: ?
Last Update: Mar 2005

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Squamish

Garibaldi at Squamish Ski Resort
Garibaldi at Squamish Inc. Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600 ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2,400 dwellings (single- and multi-family) and 1,500 hotel rooms. The Garibaldi Springs Resort Hotel will contain 110-suites, a restaurant, bar, meeting and event space, fitness room, pool and jacuzzi. Master Plan was submitted April 25, 2003 for provincial approval. Provincial approval of the project was overturned by BC Supreme Court in Oct 2004 due to the Province not properly consulting the Squamish Nation before giving approval. Proper consultation must now proceed before reconsideration of the Province's decision. Required documents for Environmental Assessment Act review were submitted late Jun 2004, and additional information must wait to be submitted when litigation has been completed. Website: www.garibaldiatsquamish.com

Status: Proposed
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 119
Start: Summer 2006
Finish: 2010
Last Update: Mar 2005

Surrey

Central City Development
Jung Ventures Ltd. Ph: (604) 591-4441 (City of Surrey)
Proposed condominium development to include five towers, four 36-storey towers and one 31-storey tower, and 1,400-units at King George Hwy and Old Yale Rd. Project would occupy 1.3 million sq ft of residential space and include 147,500 sq ft of commercial space. A development permit application was submitted in Dec 2004. The first building will be a 36-storey tower called Infinity. Architect: Davidson Yuen Simpson Architects. Website: www.centralcity2005.com

Status: Proposed
Est. Cost ($ million): 400
First Entry: Mar 2005
Project ID: 1290
Start: May 2005
Finish: 2010
Last Update: Mar 2005

Surrey

Clayton Crossing Shopping Centre
Avondale Development Corporation Ph: (604) 685-2787
Proposed 106,000 sq ft shopping centre at 18669 Fraser Hwy to include an Extra Foods, Shoppers Drug Mart and a number of smaller retailers. Development permit application is under review.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1289
Start: Apr 2005
Finish: Fall 2005
Last Update: Mar 2005

Surrey

Residential Development - 10433 134th Street
Kerkhoff Construction (Owners Rep) Ph: (604) 824-4122
Proposed residential development to include two 4-storey buildings containing 140-units, and a high rise at 10433 134 St. First low rise will contain 72-units and the second will contain 68. The high rise apartment building will proceed at a future date. Building permit is currently under review. Architect: Focus Architecture Inc.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Mar 2005
Project ID: 1326
Start: Apr 2005
Finish: Spring 2006
Last Update: Mar 2005

Surrey

Sunberry Court Townhouses
Solterra Development (Sunberry) Corp. Ph: (604) 528-6010
Proposed townhouse development to include 93, 3-storey units at 192nd St and 65th Ave in the Southlands community. Project will be built in four phases. Excavation is currently underway. Website: www.sunberrycourt.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1345
Start: Apr 2005
Finish: 2008
Last Update: Mar 2005

Surrey

Townhouse Development - 6577 - 192 Street
JRP Homes/Tung Sung Enterprises Inc. Ph: (604) 836-7411
Proposed 102-unit, 213,000 sq ft townhouse development at 6577-192 St to be built in three phases. Townhouses are 2-storeys plus one level for parking. Development permit application is under review. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1298
Start: Fall 2005
Finish: Spring 2007
Last Update: Mar 2005

Surrey

Grandview Corner Shopping District
First Pro Shopping Centre/Loblaw Properties Ltd. Ph: (604) 448-9112
Proposed 74,304 sq m retail shopping centre to be located on 25 acres at 15862 - 24 Ave and 2290 - 161 St, to be built in phases. Phase 1 major tenants include Wal-Mart, Home Depot, and Real Canadian Superstore, which are expected to complete in late 2005. First Pro Shopping Centres will be developing approx 55, 289 sq m of the development, and Loblaw Properties Ltd will be developing approx 19,015 sq m.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Dec 2004
Project ID: 1250
Start: Summer 2005
Finish: 2009
Last Update: Dec 2004

Surrey

Townhouse and Apartment Development - 6831 188 Street
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed residential development on 8.41 acres at 6831 - 188 St. Plans include 151-units of 3-storey townhouses and a 4-storey wood-frame apartment building containing 48-units. Rezoning is required. Architect: Fougere Architecture Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1252
Start: Late 2005
Finish: Spring 2007
Last Update: Mar 2005

Surrey

Townhouse Development - 6616 194th Street
Lakewood Group Ph: (604) 590-8444
Proposed 2- and 3-storey townhouse development to contain 150-units and be constructed in two phases at 6616 194th St.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1279
Start: Summer 2005
Finish: Late 2006
Last Update: Dec 2004

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2. Mainland/Southwest

Surrey

North Surrey Auto Mall
Jim Pattison Auto Group Ph: (250) 386-3516
A proposed destination auto mall on an 18.8 acre site between Guildford Dr and the TransCanada Hwy. Mall will have 7 dealerships, including a Toyota, Hyundai and Volvo dealership. Road work and site servicing have completed.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 2004
Project ID: 1191
Start: May 2005
Finish: Fall 2006
Last Update: Mar 2005

Surrey

Surrey High School
School District 36 (Surrey) Ph: (604) 596-7733
A new high school in Surrey will be built on the former Surrey Traditional School site and have the capacity for 1,100 students. Site preparation is currently underway.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1189
Start: Summer 2005
Finish: Summer 2006
Last Update: Mar 2005

Surrey

Anndale Village Shopping Centre
Chandler Development Group Ph: (604) 692-0111
Proposed shopping mall to be located at Barnston Dr and 176 St will include 182,000 sq ft, 60 retailers, and be anchored by Thrifty's foods. Plans also include 90 townhomes. A development permit had been issued, but changes were made to the project and a new development permit is required. Developers are currently reviewing the project.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Sep 2003
Project ID: 978
Start: ?
Finish: ?
Last Update: Mar 2005

Surrey

Border Infrastructure Project - Highway 10
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Hwy 10 to four-lane the segment between 122nd and 172nd St. Design contract for Hwy 10 was awarded to the UMA Group. Tender for Hwy 10 was issued in Summer 2004 and pre-loading started in the Fall. Website: www.bip.gov.bc.ca

Status: Proposed
Est. Cost ($ million): 42
First Entry: Mar 2003
Project ID: 917
Start: Spring 2005
Finish: Late 2007
Last Update: Dec 2004

Surrey

Hotel/Commercial and Residential Development
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6,700 sq m), commercial complex (6,400 sq m) and residential units (70 to 72) to be built in three phases at 176 St and 2nd Ave. Initial development approval by Surrey was rescinded. New proposal will likely include retail, a pub, and hotel. Zoning is in place, but project needs subdivision approval.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2000
Project ID: 662
Start: Fall 2005
Finish: Summer 2007
Last Update: Dec 2004

Surrey

Charlton Park Residential Development
ONNI Group of Companies Ph: (604) 602-7711
Proposed 18 acre business park at 10231 - 154th St, to be called the Guildford Business Park, to include 450,000 sq ft of office space in five buildings. Site has been sold by Bentall Corp. to ONNI Group of Companies, and has changed from a business park to a residential development. Plans now include three 4-storey buildings to be built over a shared parkade and amenity building. Building A will include 121 residential units, and commercial space. Building B will include 85-units, and Building C will include 127-units and commercial space. Combined commercial space of Buildings A and C will be 17,000 sq ft. Rezoning and development permits have been approved.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 1998
Project ID: 458
Start: Apr 2005
Finish: 2008
Last Update: Mar 2005

Surrey/Delta

Gateway Project - South Fraser Perimeter Road
BC Ministry of Transportation Ph: (250) 356-1566
Proposed route to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, and CN Rail Intermodal facilities would involve a limited access four-lane, 20 km expressway to link Hwy 1 with the Tssawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning and local consultations are underway. RFP expected in Fall 2005. Website: www.gov.bc.ca/tran (see Highway Projects)

Status: Proposed
Est. Cost ($ million): 401
First Entry: Sep 1998
Project ID: 449
Start: Spring 2006
Finish: Summer 2008
Last Update: Dec 2004

Tipella

Douglas Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Major approvals completed. Rezoning required. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Project ID: 806
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Tipella

Fire Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Project ID: 807
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

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Tipella

Stokke Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Project ID: 808
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Tsawwassen

Vancouver Island Transmission Reinforcement Project
B.C. Transmission Corp. Ph: (604) 699-7300
Proposed plan to replace existing overhead lines and fifty-five 20 m high wood poles with 30 m high steel poles. New overhead lines would carry nearly double the voltage, from the current 138 kV to 230 kV, and would service the power needs of Vancouver Island and the Gulf Islands. One option has the power lines running through an existing right-of-way. BC Transmission Corp has withdrawn this option and is looking at alternatives, which include going along Hwy 17 or tunnelling beneath Tsawwassen. Application to the BC Utilities Commission is expected in Jun 2005. Website: www.bctc.com/engagement/projects/vitrp.shtml

Status: Proposed
Est. Cost ($ million): 224
First Entry: Mar 2005
Project ID: 1329
Start: Early 2007
Finish: Oct 2008
Last Update: Mar 2005

Vancouver

1178 West Pender Residential Development
Pinnacle International Ph: (604) 988-1688
Proposed 28-storey, 146-unit condominium development at 1178 W. Pender. Plans also include 3,200 sq ft of retail space and a 7,900 sq ft day care centre. Development permit has been approved. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1296
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

125 Milrose Avenue Residential Development
Bosa Development Corp. Ph: (604) 294-0666
Proposed residential development to include 164-units of condominiums in a 22-storey tower and townhouses in 3- and 5-storey buildings. Architect: Perkins & Company.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1303
Start: Fall 2005
Finish: Apr 2007
Last Update: Mar 2005

Vancouver

Eldorado Mixed Use Development
Equitas Developments Ph: (604) 879-9940
Proposed mixed use development at 2330 Kingsway to include two 24-storey residential towers containing 280-units, a SaveOn Foods grocery store, retail space and community amenity space. Currently in the rezoning process. Architect: Ankenman Marchand Architects.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2005
Project ID: 1364
Start: Spring 2006
Finish: 2009
Last Update: Mar 2005

Vancouver

Langara College Expansion
Langara College Ph: (604) 323-5374
Development of 7,700 sq m to include a new library and classroom building, a parkade, and 2,300 sq m of renovations to the old library to create classrooms, computer labs, offices and meeting space.

Status: Proposed
Est. Cost ($ million): 39
First Entry: Mar 2005
Project ID: 1355
Start: Apr 2005
Finish: Jan 2007
Last Update: Mar 2005

Vancouver

Mixed Use Development - 826 West Hastings Street
Jameson Development Ph: (604) 732-7122
Proposed 37-storey mixed use tower to include residential, office and retail space. Currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1363
Start: Early 2006
Finish: 2008
Last Update: Mar 2005

Vancouver

999 Seymour Street Residential High Rise
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed 12-storey concrete high rise to contain approx 70 high end lofts, as well as fitness facilities. Architect: Acton Ostry Architects Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1253
Start: Late 2005
Finish: Latae 2006
Last Update: Mar 2005

Vancouver

Elan Condominiums
Cressey Development Corp. Ph: (604) 683-1256
Proposed 30-storey high rise containing 229 condominiums and townhouses to be located in the 1200 block of Seymour, at the corner of Drake. Development permit has been approved. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Dec 2004
Project ID: 1249
Start: Apr 2005
Finish: Fall 2006
Last Update: Mar 2005

Vancouver

Flatiron Residential/ Commercial Development
Cathedral Development Group Ph: (604) 684-4181
Proposed 28-storey condominium tower to be located in Coal Harbour at 1277 Melville St. Plans include 69-units and 3 to 4 townhouses as well as a fitness room, spa area, meeting facilities and 3,500 sq ft of commercial space. Development permit application is under review. Architect: Busby & Associates Architects. Website: www.flatironliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1264
Start: Spring 2005
Finish: Late 2006
Last Update: Mar 2005

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2. Mainland/Southwest

Vancouver

Pomaria Residential Development
Qualex-Landmark Ph: (604) 683-5152
A proposed 30-storey condominium and townhouse development on Howe St at Beach Ave. Project will contain 112 condominiums and 26 townhouses. Architect: Rafii Architects Inc.Website: www.pomaria.com

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1282
Start: Apr 2005
Finish: Mar 2007
Last Update: Mar 2005

Vancouver

The Ceperley Mixed Use Development
Jameson Development Corp Ph: (604) 873-7135 (City of Vancouver)
Proposed 37-storey development at 838 W. Hastings St which will generate its own power and incorporate a water recycling system in the residential component. Plans include a mixed use building which will have 25-storeys of residential space above 8-storeys of office space and 3-storeys of retail and a restaurant, as well as the restoration of two heritage buildings on the site. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1241
Start: Fall 2005
Finish: Spring 2007
Last Update: Dec 2004

Vancouver

ICORD Spinal Cord Research Centre
UBC/Vancouver Coastal Health Authority/Rick Hansen Man in Motion Foundation Ph: (604) 687-2990 (Architect)
Proposed development to become the world's largest spinal cord research centre (International Collaboration on Repair Discoveries - ICORD) located near Willow St and 10th Ave. The federal and provincial governments have promised nearly $13 million towards construction of the 110,000 sq ft project. Design work is underway. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 47
First Entry: Sep 2004
Project ID: 1212
Start: Summer 2005
Finish: Spring 2007
Last Update: Mar 2005

Vancouver

898 Seymour Mixed Use Development
Soi Terra Developments
Ph: (604) 731-9053 (Owner's Representative)
Proposed two residential towers, commercial space and parking at grade, bounded by Seymour, Richards and Smithe Streets. Rezoning application is under review.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1158
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

TransLink Transit Centre
TransLink Ph: (604) 453-4500
Relocation of TransLink's transit centre to a 17 acre property know as the Eburne lands at 9149 Hudson St to include a new facility for bus maintenance and storage.

Status: Proposed
Est. Cost ($ million): 66
First Entry: Jun 2004
Project ID: 1136
Start: Spring 2005
Finish: Spring 2006
Last Update: Mar 2005

Vancouver

UBC - Centre for Interactive Research on Sustainability
UBC, SFU, BCIT, & Emily Carr Institute Ph: (604) 822-2287
A proposed 3-storey, 120,000 sq ft building on the Great Northern Way Campus to demonstrate environmentally sustainable technologies, such as hydrogen cell technology and solar panels. A schematic design for the building is expected to begin in Summer 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1106
Start: Late 2005
Finish: 2007
Last Update: Dec 2004

Vancouver

540 Beatty Street Condominiums
Townline Group of Companies Ph: (604) 276-8823
Proposed 70-unit condominium redevelopment on Beatty at Pender. Development permit application is under review. Architects: Howard Bingham Hill Architects. Design consultant: Graham & deAraujo Design Studio.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1061
Start: Summer 2005
Finish: Summer 2006
Last Update: Mar 2005

Vancouver

The Ritz Mixed Use Tower
Pinnacle International/Mondiale Ph: (604) 683-4376 (Architect)
Proposed mixed use 33-storey tower containing 170-units, and 10 townhouses, located at 1211 Melville St. Plans also include approx 52,000 sq ft of commercial space. Urban Design Panel review is complete. Rezoning application has been submitted. Architect: Hancock Bruckner Eng & Wright. Website: www.liveattheritz.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1094
Start: Aug 2005
Finish: Summer 2007
Last Update: Dec 2004

Vancouver

1455 Howe Street Live/Work Tower and Townhouses
Qualex Landmark Ph: (604) 731-9053
A proposed live/work 30-storey tower with adjacent townhouses is proposed for 1455 Howe St. Development permit has been approved and building permit application is under review. Architect: Brook Development Planning Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1042
Start: Summer 2005
Finish: Late 2007
Last Update: Mar 2005

Vancouver

2256 West Broadway Commercial/Residential Buildings
665428 BC Ltd. Ph: (604) 873-7135 (City of Vancouver)
Proposal for a London Drugs, grocery store, medical offices and residential units at 2256 W. Broadway (former ICBC site). Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1045
Start: May 2005
Finish: 2006
Last Update: Mar 2005

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Vancouver

Residential High Rise - 788 Richards
Millenium Development Corporation Ph: (604) 688-2300
Millennium Development purchased City-owned land at 788 Richards for the purpose of building a 29-storey mixed-use tower. Plans include residential housing, 4 levels of underground parking, commercial space and a hotel. Development permit is currently under review. Architect: Stu Lyon Architect.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1022
Start: Spring 2005
Finish: Summer 2006
Last Update: Mar 2005

Vancouver

Vancouver Community College Expansion - King Edward Campus
Vancouver Community College Ph: (604) 443-8319
Vancouver Community College Board wishes to add 685,000 sq ft to the King George Campus through a phased development. Phase 1 would include a new bldg of up to 150,000 sq ft for School of Health Sciences and other programs. Funding has not yet been approved by the Ministry of Advanced Education. This project is very preliminary.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1034
Start: Aug 2006
Finish: Jun 2008
Last Update: Mar 2005

Vancouver

1299 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
Proposed 34-storey residential tower with a 4.5-storey townhouse plinth; to preserve and renovate the existing Liberty Building (1295 Seymour St). Development permit was approved in Mar 2005. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Sep 2003
Project ID: 1019
Start: May 2005
Finish: Early 2006
Last Update: Mar 2005

Vancouver

East Fraserlands Development
City of Vancouver/ParkLane Homes/WesGroup Income Properties
Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 9,500 people with a school, childcare facility, indoor recreation space, commercial space, parks and public open space. The 28 ha site is bounded by Marine Dr, Kerr St and Boundary Rd. Developers include ParkLane Homes and WesGroup Income Properties. A policy statement on the project was approved by the City in Dec 2004, and an ODP is expected to be completed by late 2005.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Project ID: 989
Start: Spring 2006
Finish: 2026
Last Update: Mar 2005

Vancouver

Hastings Park Renovation and Casino
Great Canadian Gaming Corp. Ph: (604) 214-7777
Proposed renovation to Hastings Race Course and the addition of a casino with 600 slot machines. A public hearing on the project was held mid-July, and a decision was made by the City on July 21, 2004 to allow the slot machines. Slot machines will be located on the main floor of the racetrack in a 45,000 sq ft area separated from the horse races. Project may also include off-track betting/ teletheatres. Renovations would include building new stables and refurbishing the grandstands.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1012
Start: Summer 2005
Finish: Late 2005
Last Update: Dec 2004

Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is proposing to renew its facilities in Vancouver by consolidating into a new 2 million sq ft hospital complex. The land for the facility, 17.2 acres in the False Creek Flats area, was purchased in Mar 2004. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites. Detailed site plans are underway, with a final proposal to the province expected in Summer 2005. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 993
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A proposed 120,000 sq ft Wal-Mart store on S.E. Marine Dr near Main St. Plans also include an additional 50,000 sq ft for other retail and restaurant space. The design of the proposed environmentally friendly store has been approved by the Urban Design Panel. Project includes three windmills, and geothermal heating. Rezoning is required. Architect: Busby, Perkins & Will Ltd.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 983
Start:
Finish:
Last Update: Mar 2005

Vancouver

1120 West Georgia Tower
Westbank Projects Corp and Peterson Investment Group
Ph: (604) 873-4333 (Architect)
A 57-storey, hotel/live-work apartment tower at Georgia and Thurlow. The 600 ft building design, to be the tallest building in Vancouver, received approval from the Urban Design panel in Jun 2003 and was the subject of a public hearing in Dec 2003. Rezoning has been approved. Development permit was approved Feb 17, 2005, and a building permit has been issued. Excavation is currently underway. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2003
Project ID: 942
Start: Spring 2005
Finish: Late 2006
Last Update: Mar 2005

Vancouver

Maritime Museum - False Creek
Vancouver Maritime Museum Ph: (604) 257-8310
Proposed Maritime Museum of approx 75,000 sq ft is to be located at an undetermined site in southeast False Creek (previously planned for Coal Harbour). Currently in the preliminary planning stage. Site selection is expected by late 2005, with feasibility studies and building design to follow.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 944
Start: 2008
Finish: 2010
Last Update: Mar 2005

Vancouver

Mount Pleasant Community Centre - 1 Kingsway
Vancouver City Ph: (604) 873-7135
Proposed community centre with gym, track, daycare, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). Development permit application has been approved. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Project ID: 945
Start: Apr 2005
Finish: Early 2006
Last Update: Mar 2005

Vancouver

North Fraser Marine Terminal
North Fraser Port Authority/TransLink Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities will be developed. Design and development by North Fraser Terminals Inc.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 866
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

Olympic Games - E-Comm -Emergency Services and Communications Facility
E-Comm/VANOC Ph: (604) 215-5000
State-of-the-art facility for coordinating communications and emergency services during the Olympic Games.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 911
Start: May 2008
Finish: May 2009
Last Update: Mar 2005

Vancouver

Olympic Games - Hastings Park
VANOC Ph: (778) 328-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating, short-track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short-track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. Very preliminary.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 905
Start: Jul 2007
Finish: May 2009
Last Update: Mar 2005

Vancouver

Olympic Games - Hillcrest Park Stadium Park
VANOC Ph: (778) 328-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6,000 temporary spectator seats during the Olympic games, and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre. Currently in the design consultation phase.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Mar 2003
Project ID: 904
Start: Apr 2007
Finish: Aug 2008
Last Update: Mar 2005

Vancouver

Olympic Games - University of British Columbia Winter Sports Centre
VANOC Ph: (778) 328-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Three ice sheets would be built, sized for the competitions, and later for academic and recreation purposes at UBC. Project will be built in two phases, with Phase 1 completing in Sep 2006 and Phase 2 completing in Dec 2007.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 909
Start: Aug 2005
Finish: Dec 2007
Last Update: Mar 2005

Vancouver

Olympic Games - Vancouver Olympic Village
Vancouver City/VANOC Ph: (778) 328-2010
Development of accommodation facilities for 2,800 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process started Spring 2004 and is expected to conclude in Mar 2006. Infrastructure work is expected to start in early 2006, with village construction to begin in mid-2007. Contract negotiations to conclude in Mar 2007.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Project ID: 912
Start: Summer 2007
Finish: Sep 2009
Last Update: Mar 2005

Vancouver

UBC - Integrated Biodiversity Laboratory
University of British Columbia Ph: (604) 731-3103
Proposed new building of 9,200 sq m to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 896
Start: ?
Finish: ?
Last Update: Mar 2005

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Vancouver

647 Howe Street Hotel and Residential Complex
Allied Holdings Ltd. Ph: (604) 669-5335
Proposed 50-storey hotel and residential tower to include 29 floors with 204 residential units and a 97-room hotel adjacent to the Hotel Georgia on Howe St. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 ft). Development permit application is under review. Architect: Bing Thom Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2002
Project ID: 810
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

955 and 969 Burrard Street - Residential Tower and New YMCA
Concert Properties Ltd. and YMCA Ph: (604) 688-9460
A proposal for replacement of the Downtown YMCA site (955 Burrard St) includes a 44-storey, 300-unit high rise condominium (proposed at the west end of the site, above the YMCA facility), and new 7,432 sq m YMCA facility, with the original heritage building on Burrard being preserved. Associated construction on the First Baptist Church site (969 Burrard St and 1017 to 1045 Nelson St) includes seismic upgrade and/or restoration and designation of the interior, construction of 1,858 sq m (20,000 sq ft) of new affordable rental housing, 1,858 sq m (20,000 sq ft) community service facility, and a 16,722 sq m (180,000 sq ft) market residential building (24-storeys). Concert Properties purchased this property since the design was presented to City council. A revised plan submitted by Concert Properties was approved by the Urban Design panel. A public hearing is scheduled for Apr 12, 2005. Architect: Stantec Architecture.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2001
Project ID: 783
Start: Late 2005
Finish: Spring 2007
Last Update: Mar 2005

Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to the track and additional sidings on the Canadian portion. Second train already travels as far as Bellingham. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 761
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

Convention Centre Hotel (Burrard Landing)
Marathon Developments Inc. Ph: (604) 683-1024 (Architect)
800-room hotel proposal linked to, but separate from, the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000 sq ft hotel at 201 Burrard received rezoning in early 2002, and a revision to the rezoning was enacted Nov 30, 2004. Meeting rooms will be 45,000 sq ft and there will be a 15,000 sq ft ballroom. Hotel would be part of the Burrard Landing area of Coal Harbour. Architect: Baker McGarva Hart Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Project ID: 735
Start: Summer 2005
Finish: Fall 2007
Last Update: Mar 2005

Vancouver

Main Street Residential Development - Southeast False Creek Neighbourhood
City of Vancouver/Beedie Development Ph: (604) 637-3321
Proposed 150-unit residential building at Main St and East 1st Ave is part of a mixed-use neighbourhood to include residences for up to 4,000 people. Plans are for an 80 acre site bounded by Wylie St, 2nd Ave, Main St and Terminal Ave. Plans also include a 30,000 sq ft community centre, five childcare centres, a K-7 school, a 26 acre park and the 2010 Olympics athlete's village will also be located on this site (see separate entry). City Coucil gave final approval to the official plan for the development on Mar 1, 2005.

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Sep 1999
Project ID: 595
Start: ?
Finish: ?
Last Update: Mar 2005

Vancouver

Bentall V Project - Phase 2
Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
Phase 2 of a 33-storey office and hotel tower of approx 630,000 sq ft, with retail and service amenities at street level and expansion of underground parking capacity at 550 Burrard St. Phase 1 completed in late 2002 (22-storey office tower with ground floor retail and office space and 7-storeys below grade for a total of 436,000 sq ft). Phase 2 is the remaining 11-storeys of the tower, 210,000 sq ft, the retail pavilion, and a permanent plaza. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 242
Start: Apr 2005
Finish: Late 2006
Last Update: Mar 2005

Vancouver

Woodward's Building Redevelopment
City of Vancouver Ph: (604) 871-6198
Proposed development plan to convert the department store at 101 W. Hastings, previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the Province of BC was sold to the City of Vancouver in Mar 2003. Three bidders were short listed, including a team consisting of Concert Properties and the Holborn Group, a team consisting of Westbank Projects and Peterson Investment Group, and Millennium Properties. Each proposal was required to contain a post-secondary component of either Simon Fraser University's School of Contemporary Arts or Vancouver Community College's design and music programs. Westbank Projects/Peterson Investment Group, with Henriquez Partners as the architect, was selected to be the proponent in Sep 2004. Westbank/Peterson will trade some of the heritage bonus space allocated to Woodward's for a piece of property next to it, owned by the Holborn Group, which will be used for SFU's School of Contemporary Arts.Website: www.city.vancouver.bc.ca/woodwards

Status: Proposed
Est. Cost ($ million): 220
First Entry: Dec 1997
Project ID: 163
Start: Early 2006
Finish: Apr 2007
Last Update: Mar 2005

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2. Mainland/Southwest

Vancouver Area

Northeast Sector Rapid Transit
TransLink Ph: (604) 453-4560
An expansion to Greater Vancouver's rapid transit network servicing the northeast area, from Burnaby to Coquitlam, is planned to be in place in the next decade. Financing is approved up to $570 million. Light-rail technology for the project was approved in Oct 2004. Four-car trains will be able to carry approx 200 passengers along a mostly ground level route starting at the Lougheed SkyTrain Station, running north to Port Moody and then east to the Coquitlam Town Centre. Planning will take place in 2005 and contracts will be awarded by mid-2006. Phase 1 of the Northeast Sector (NES) Rapid Transit Alternatives Project, which examines the alternatives for the NES, is completed. Phase 2, the evaluation of rapid transit alternatives study, was presented to the board in Spring 2004. After public consultation, the TransLink board voted to proceed with this project and the RAV Rapid Transit line from Richmond to Vancouver (Project #914). Website: www.translink.bc.ca

Status: Proposed
Est. Cost ($ million): 800
First Entry: Sep 2003
Project ID: 992
Start: 2007
Finish: 2010
Last Update: Dec 2004

Vancouver To Callaghan Valley

Olympic Games - Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 669-8348
Major upgrades to Hwy 99 as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). Project involves widening and straightening the highway at various points with three and four lanes, improving sight-lines, adding passing lanes and reducing driving hazards. The project extends 95 km from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler. The section near Horseshoe Bay, starting near the Eagleridge exit and finishing near Lions Bay, will be upgraded with a $130 million, four-lane overland route, as opposed to a two-lane tunnel, and is expected to begin construction in Fall 2005 and complete in late 2007. A test project on a 1 km strip north of Horseshoe Bay to shore up large walls, called Mechanically Stabilized Earth (MSE), completed in Summer 2004. Peter Kiewit and Sons Co. has started upgrading a 7 km section between Sunset Beach and Lions Bay. Request for qualifications was issued in May 2004 and three proponent teams were shortlisted to participate in a RFP to design, build, finance and operate the project. The contractor will be selected in Apr 2005. Website: www.seatoskyimprovements.ca

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 903
Start: May 2005
Finish: Spring 2009
Last Update: Mar 2005

Vedder

G.W. Graham Middle Secondary School
School District 33 Ph: (604) 604-792-1321
Proposed new secondary school on Thomas Rd to accommodate 900 students. Building will be approx 10,000 sq m. Design-build project contract was awarded to Tritan Construction Ltd in late Mar 2005. Site preparation is underway.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1299
Start: Spring 2005
Finish: Aug 2006
Last Update: Mar 2005

West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Cypress Bowl Recreations has received approval for its revised Alpine Ski Area Master Plan. The Plan approves, among other developments, a new base area, additional parking and three additional chairlifts on Mt. Strachan, including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of 11 ha of new ski trails on the east face of Black Mountain. The company is also seeking to upgrade the existing ski lifts and make further improvements to existing ski trails. Some modifications are being made to the master plan to prepare for the 2010 Olympics (funded by the OCOG - see Olympic bid entries). Olympic projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 1997
Project ID: 187
Start: Summer 2006
Finish: 2009
Last Update: Mar 2005

Whistler

Olympic Games - Whistler Olympic Entertainment Complex
VANOC Ph: (778) 328-2010
Proposed venue to house the Paralympic Games ice sledge hockey event, to be located at the north end of Whistler. Whistler Municipality is evaluating plans and total costs of this project.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1314
Start: Apr 2007
Finish: Jul 2008
Last Update: Mar 2005

Whistler

Whistler Wastewater Treatment Plant Upgrade
Whistler Municipality Ph: (604) 932-5535
Proposed upgrade to the existing wastewater treatment plant by utilizing a design-build-operate contract. Very preliminary.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Mar 2005
Project ID: 1374
Start: ?
Finish: ?
Last Update: Mar 2005

Whistler

Olympic Games - Whistler Creekside Resort Modifications
Intrawest Ph: (604) 669-9777
Run modifications and spectator facilities to accommodate speed and technical alpine skiing events. Slalom and giant slalom alpine events, which were originally planned to take place on Blackcomb Mountain, will also take place on Whistler Mountain.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2003
Project ID: 908
Start: Summer 2006
Finish: Nov 2007
Last Update: Mar 2005

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Whistler

Olympic Games - Whistler Nordic Centre
Vancouver OCOG Ph: (778) 328-1019
Development of 50 to 100 km of new trails and facilities for biathlon, cross country, Nordic combined, K90 and K120 ski jumps, and Paralympic Nordic events, to be maintained after the Games for public and athlete training use. Plans include three stadiums with a projected capacity of 12,000 in each. Ten firms were invited to submit detailed proposals for design and master planning by the end of Jun 2004, and Sandwell Engineering was chosen in Aug 2004. Review of BC Environmental Assessment application is underway and a decision is expected to be made Apr 7, 2005.

Status: Proposed
Est. Cost ($ million): 102
First Entry: Mar 2003
Project ID: 906
Start: Jun 2005
Finish: Oct 2007
Last Update: Mar 2005

Whistler

Olympic Games - Whistler Sliding Centre
VANOC Ph: (778) 328-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain and converted after the Games for public use and athlete training. Design proposals were evaluated, with the design by Stantec Architecture Ltd selected in Fall 2004. Project definition stage completed in early 2005. Currently in the detailed design stage.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Mar 2003
Project ID: 907
Start: Summer 2005
Finish: Oct 2007
Last Update: Mar 2005

Whistler

Olympic Games - Whistler/ Callaghan Valley Olympic Village
VANOC Ph: (778) 328-2010
Development of accommodation facilities for 2,700 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Approx 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an athlete training and accommodation centre. A conceptual site plan has been completed. Design development process to conclude in Nov 2005. Construction will be undertaken in two phases, with Phase 1 starting in Apr 2007 and Phase 2 starting in Apr 2008. Public meetings were held Jun 23, 24 and 26, 2004 after which the Cheakamus South site near Function Junction was selected for the Village.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 913
Start: Apr 2007
Finish: Sep 2009
Last Update: Mar 2005

STATUS: ON HOLD

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph: (604) 684-1198
Total of 240,000 sq ft of office space at Lake City Court at 8081 Lougheed Hwy. The first of two low-rise office buildings is completed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 35
First Entry: Jun 1998
Project ID: 419
Start: ?
Finish: ?
Last Update: Mar 2005

Coquitlam

Touchstone Residential Development
ParkLane Homes Ph: (604) 648-1800
Proposed residential containing approx 750-units of apartments, townhouses and single-family homes to be located at 3075 Pathan Ave, and 1340 and 1350 Pipeline Rd. Site is located at the north edge of Town Centre Park. Project needs OCP amendment, rezoning and subdivision approval. Development permit applications have been submitted for two lots of the project. Project has been put on hold. Architect: Ramsay Worden Architects Ltd.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1261
Start: ?
Finish: ?
Last Update: Mar 2005

Pitt Meadows

Swan-e-set Bay Resort Expansion
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/ equestrian centre on 51 ha in the Pitt Polder area. This project is part of the 360 ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 99
Start: ?
Finish: ?
Last Update: Mar 2005

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
Proposed new generation of 511 GWh of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in Apr 2003. Project may be redesigned. Very preliminary.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Project ID: 855
Start: ?
Finish: ?
Last Update: Mar 2005

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
Proposed new generation of 170 GWh of electricity at the pulp and paper mill using wood residue. Project was selected as a BC Hydro power purchase contract in Apr 2003, however, the project is currently on hold.

Status: On hold
Est. Cost ($ million): 55
First Entry: Dec 2002
Project ID: 858
Start: ?
Finish: ?
Last Update: Sep 2004

Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40 million funding requested for proposed Phase 3 replacement of 5-storey north tower. Waiting for approval to proceed with planning. Currently in the conceptual planning stage. Architect: Wensley Spotowski Architectural Group.

Status: On hold
Est. Cost ($ million): 76
First Entry: Dec 1997
Project ID: 197
Start: ?
Finish: ?
Last Update: Mar 2005

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2. Mainland/Southwest

Surrey

Welcome Home Development
Welcome Home Society Ph: (604) 591-4441 (City of Surrey)
Proposed residence, training centre and furniture outlet to be located at 68th Ave and King George Hwy. Plans may also include a small farm or ranch property. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1151

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975 -101A Ave, and 14970 -101A Ave. Plans are for 18-, 20- and 22-storeys above-grade. Approx 40,000 sq m total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 65 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 123

Vancouver

UBC - Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project is on hold pending funding. Architect: Busby Bridger & Associates/MBT.

Status: On hold — Start: ?
Est. Cost ($ million): 41 — Finish: ?
First Entry: Mar 2003 — Last Update: Mar 2005
Project ID: 897

Vancouver

UBC - Museum of Anthropology
University of British Columbia Ph: (604) 822-2287
Expansion and enhancement of facilities for research and teaching. The feasibility study budget and project budget have been approved. Project has nearly completed its Schematic Design and is awaiting the North Campus Neighbourhood Plan approval. The current phasing plan is to continually occupy the Museum. Project is currently on hold. Consultants selected include Arthur Erickson, Stantec Architecture Ltd. and Michael Lundholm.

Status: On hold — Start: ?
Est. Cost ($ million): 70 — Finish: ?
First Entry: Mar 2003 — Last Update: Mar 2005
Project ID: 895

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000 sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457-rooms, restaurants, convention space. Zoning received. Project is on hold. Architect: Architectura.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 145

STATUS: CONSTRUCTION STARTED

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation/City of Abbotsford Ph: (250) 824-2700
Replacement of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Rd, a new four-lane structure and road to link Fraser Hwy and Old Yale Rd, and improvements to the Fraser Hwy. Project will be constructed in two phases. Phase 1, which includes a new four-lane bridge to replace the current overpass across the freeway, is expected to complete in Summer 2005. Phase 2, which includes work on the east-bound overpass, is expected to start in Apr 2005. Final design completed in Fall 2004. McElhanney Consulting Services Ltd. was selected as the proponent.

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 24 — Finish: Summer 2006
First Entry: Jun 2000 — Last Update: Mar 2005
Project ID: 658

Abbotsford

Abbotsford Regional Hospital and Cancer Centre
Fraser Health Authority (in partnership) Ph: (604) 557-2952
300-bed, 60,000 sq m hospital and cancer treatment centre at Gladwyn Ave and Marshall Rd, previously known as the Fraser Valley Regional District General Hospital. Access Health Abbotsford was selected as the preferred proponent in this public-private partnership project in July 2004 and the final agreement was signed in early Dec 2004. Architect: Architectura. Website: www.abbotsfordhospitalandcancercentre.ca

Status: Construction started — Start: Dec 2004
Est. Cost ($ million): 355 — Finish: Dec 2007
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 89

Britannia Beach

Britannia Mine Remediation Project
MacDonald Devt Corp/BC Mining Museum/Prov Gov't
Ph: (604) 331-6018
A major mining technology centre, a tourist destination and residential component are included in this project to remediate the site of an historic mining community. A water treatment plant has started construction, which is expected to complete in Nov 2005, and a small hydro-electric facility may be rebuilt. Three firms were short-listed to submit a full proposal to design, build and operate the treatment plant, including AMEC Americas Ltd and Ledcor Projects Inc; EPCOR Water Services Inc. and Team; and Terasen Utility Services Inc and Team. EPCOR Water Services Inc was selected as the preferred proponent in Fall 2004, and an agreement was signed with EPCOR in Jan 2005. Website: www.britanniamine.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 95 — Finish: 2010
First Entry: Dec 2003 — Last Update: Mar 2005
Project ID: 1048

Burnaby

The Mulberry Retirement Residences
Chartwell Care Corp. Ph: (604) 648-2273
15-storey seniors residential development to include 150-units and a separate retail storefront on the ground floor to include a medical and dental clinic and other retail space. Website: www.themulberry.ca

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 20 — Finish: Nov 2005
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1347

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Burnaby

Acacia Gardens Residential Development
Aragon (MacPherson) Properties Ltd. Ph: (604) 732-6170
169-units of apartments and townhouses to be built in two phases at 7370 MacPherson Ave. Phase 1 includes 93-units in three 4-storey buildings and is expected to complete in late 2005. Phase 2 includes 76-units and is expected to start construction in late Spring 2005. Additional amenities include a gym and meeting room. Architect: Chris Turcotte Architects. Website: www.acaciahomes.ca

Status: Construction started — Start: Aug 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1210

Burnaby

Cortina Townhomes and Cityhomes
Palladium Development Corp. Ph: (604) 273-1221
Townhouse and condominium development located at 6880 and 6888 Southpoint Dr. Plans include 111 townhouses in nine buildings, to be built in four phases, and 81 condominiums in a 4-storey bldg. Architect: Ramsay Worden Architects. Website: www.cortinahomes.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 25 — Finish: Jan 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1175

Burnaby

Maplewood Terrace Townhouses
Wanson United Ph: (604) 730-8959
A 2-storey, 64-unit townhouse development located on Stride Ave to be constructed in 2 phases. Phase 1, 28-units, is under construction and expected to complete by Aug 2005. Construction start date for Phase 2, the remaining 36-units, is dependent on market conditions. Architect: Fougere Architecture Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Aug 2005
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1223

Burnaby

Strathmore Lane Residential Development
Ledingham McAllister Communities Ltd. Ph: (604) 662-3700
A 4-storey, 65-unit apartment building and 2-storey, 53-unit townhouse are under construction at 3388 and 3379 Morrey Crt. Architect: Neale Staniszkis Doll Adams Architects. Website: www.ledmac.com

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 25 — Finish: Jun 2005
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1211

Burnaby

OMA Residential Towers -One Madison Avenue
Millenium Development Corporation Ph: (604) 688-2300
Two towers, 31-storeys each, containing 313 condominium units and 21 townhouses at 2345 Madison Ave. Additional amenities include a roof garden, pool and amenity pavilion. Website: www.omalife.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 80 — Finish: Summer 2006
First Entry: Jun 2004 — Last Update: Dec 2004
Project ID: 1156

Burnaby

Tandem Condominiums
Anthem Properties Ph: (604) 299-5777
A mixed-use development at 4140 Dawson consisting of three towers, of which two are 20-storey condominium towers, containing 20 townhouses and a total of 286-units. The final mixed use tower, located at 4180 Dawson, will contain 23 townhouses and 118-units in a 17-storey tower. The first two towers are currently under construction. Website: www.tandemliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 50 — Finish: Late 2006
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1110

Burnaby

HighGate Village
Bosa Properties Inc. Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is being replaced with 4 condominium towers and the HighGate Village Plaza which includes a Save-On-Foods, Shoppers Drug Mart, Boardwalk Gaming Centre, bank, police station, Starbucks and other retailers. The new mall began construction Summer 2003 and opened in Oct 2004. The addition of approx 50 slot machines and off-track horse race betting had been proposed, but the application for slot machines was withdrawn Jul 2004. There will be a total of 893 residential units, including condominiums and some townhomes, as well as park space. The first tower, the Arcadia, began construction early 2004 and is expected to complete Aug 2005. The second tower is the West Arcadia, which is under construction and expected to complete Fall 2005. The third building is called Stanford House, which has 87-units and is expected to finish construction in Summer 2005. The fourth building is the Emerson, a 29-storey, 212-unit residential building, which started construction in Fall 2004 and is expected to complete in Oct 2005. Website: www.highgatevillage.ca

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): 90 — Finish: 2007
First Entry: Mar 2004 — Last Update: Dec 2004
Project ID: 981

Burnaby

Metropolis at Metrotown Mall Expansion
Ivanhoe Cambridge Ph: (604) 269-2800
Metrotown mall and Metropolis mall are being merged into a single mall. A main street axis and a 1,300-seat food court are being added to the merged malls. Main interior work completed in Mar 2005. Construction Manager: Ledcor Industries Ltd.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 80 — Finish: Aug 2005
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 1013

Burnaby

Simon Fraser University - Technology and Sciences Complex I and II
Simon Fraser University Ph: (604) 291-4743
Two new buildings for the Faculty of Science and Applied Science to include office and laboratory space. The first building includes 100,000 sq ft and is currently under construction. Project went to tender in Mar 2004 and was awarded to Stuart Olson Constructors. Architect for Technology and Sciences Complex I is Stantec Architecture Ltd. The second building is in the design and development stage and is expected to begin construction in Summer 2005. Architect for second building is Chernoff Thompson Architects.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 62 — Finish: Late 2006
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 957

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2. Mainland/Southwest

Burnaby

UniverCity Highlands - Intergulf Development
Intergulf Ph: (604) 291-3220
8- and 9-storey terraced apartment buildings and 2-storey townhouses named NOVO located on Parcel 4. NOVO consists of 167 residences with a broad mix of units ranging from small studio suites to larger penthouses, and finished construction in Fall 2004. NOVO TWO, which started construction in Fall 2004, will provide an additional 175 residential units, and is expected to be completed in Mar 2006. Website: www.univercity.ca

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 40 — Finish: Mar 2006
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 954

Burnaby

UniverCity Highlands - Millennium Development
Millenium Development Corporation Ph: (604) 291-3220
Construction of One University Crescent started in Summer 2003 on Parcels 2 and 3. The project includes 2 buildings, stepping up from five storeys to ten, and will have approx 55 condominium suites and 60 residences. Architects: Lawrence Doyle Architect Inc. & Gomberoff Bell Lyon. Website: www.univercity.ca

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: May 2005
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 953

Burnaby

UniverCity Highlands - Polygon Development
Polygon Homes Ltd. Ph: (604) 877-1131
Within the first phase of UniverCity Highlands, Polygon has finished construction on the 'Harmony' community, which includes 180 residences in three 4-storey buildings on Parcel 9. Included in the development are two-level homes along University Cres, and apartments of varying sizes. Polygon is also developing Aurora, a 10-storey concrete building containing 99-units of condominiums and 4 townhouses to be located on Parcel 10 on University Cres. Plans include a fitness room and meeting room. Construction on Aurora started in early 2005. Architect for Aurora is Nigel Baldwin Architects. Website: www.univercity.ca

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 955

Burnaby

5600 Thorne Avenue Business Park
Anthem Properties Ph: (604) 689-3040
Business park for industrial and corporate tenants on a 22 acre subdivision site in the Big Bend industrial area. The site has been subdivided, serviced and paved. Two warehouses have been completed and a third is currently under construction. One site is still available for development.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 28 — Finish: 2008
First Entry: Mar 2003 — Last Update: Mar 2005
Project ID: 936

Burnaby

Renaissance Towers - Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30- and 32-storeys, at the 4300 block of Lougheed in Burnaby to provide 370 residences. Phase 1, Fresco, is expected to complete in May 2005. Phase 2 is the Mosaic, which started construction in late 2004. Architect: Dikeakos and Cotter Architects. Website: www.RenaissanceTowers.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 40 — Finish: Summer 2006
First Entry: Mar 2003 — Last Update: Mar 2005
Project ID: 884

Burnaby

Byrne Creek Secondary School
Burnaby School District Ph: (604) 664-8441
New 140,000 sq ft, 2-storey secondary school with a capacity of 1,200 students on a 6 acre site. School will be located at the corner of 10th Ave and Griffiths St and will be complete for the Sep 2005 school year. Plans include a Centre for Dialogue, two science labs, a media lab, a weight room, track, two gymnasiums, a theatre, and a dance studio. Architect: CJP Architects.

Status: Construction started — Start: Dec 2003
Est. Cost ($ million): 21 — Finish: Aug 2005
First Entry: Sep 2001 — Last Update: Mar 2005
Project ID: 765

Burnaby

Discovery Place Research Park
Discovery Parks Inc. Ph: (604) 734-7275
Technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and one development site remains. Site 12, located at the northwest corner of the 80 acre Discovery Place site, at the intersection of Canada Way and Gilmore Way has a 5-storey building proposed when tenants/ purchasers are found. The area located in the southern portion of the site near the intersection of Sanderson Way and Willingdon Ave has been purchased by Electronic Arts (Canada) in order to expand their current facilities. Three projects are currently underway, including an underground parkade to be located under the soccer field, which is expected to be complete by May 2005, a 36,000 sq ft motion capture theatre, which is expected to complete by Jul 2005, and a new studio and underground parkade to be completed by Dec 2005. Architect: Bunting Coady Architects. Website: www.discoveryparks.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 90 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 73

Burnaby

Marquis Grande at Brentwood Village
ONNI developments Ph: (604) 602-7711
28-storey apartment tower with 171-units and twelve 2-storey townhouses containing approx 310,000 sq ft and parking at 4132 Halifax St. Additional amenities include a pool, exercise room, recreation and media lounge, meeting room and guest suite. Construction is well underway. Architect: Chris Dikeakos Architect Inc. Project was on hold, but has reactivated.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 25 — Finish: Fall 2005
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 70

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Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 and 7368 Station Hill Dr includes seven towers of which five, Savoy, Carlton, Belgravia, and Mayfair (twin towers), are complete. The next tower Villa Jardin (22-storeys, 127,740 sq ft) began construction May 2003 and is substantially complete. The final tower, the 24-storey Belvedere, which contains 114-units, is in the rezoning process. Architect: Lawrence Doyle Architect Inc.

Status: Construction started
Est. Cost ($ million): 350
First Entry: Sep 1997
Project ID: 68
Start: 1997
Finish: Spring 2006
Last Update: Mar 2005

Chilliwack

Garrison Crossing Residential Development
Canada Lands Company Ltd. Ph: (604) 775-7044
Redevelopment of 62 ha on the former Canadian Forces military base to contain 1,100 to 1,500 residential units upon completion. Plans include new and refurbished single-family homes, new 2- and 3-storey townhouses and refurbished row houses. Additional amenities include a water park, the CFB Legacy Trail, and renovations of the community centre. Phase 1 consists of 139 new and refurbished homes and townhouses. Spruceland Homes is the contractor building the new single-family homes and townhouses in Phase 1, and Garrison Estates is renovating the existing housing. Architect: Ankenman Associates Architects Inc. Website: www.garrisoncrossing.ca

Status: Construction started
Est. Cost ($ million): 200
First Entry: Dec 2004
Project ID: 1237
Start: Spring 2004
Finish: 2012
Last Update: Dec 2004

Chilliwack

The Village at Sardis Park
Village at Sardis Park Development Co.
Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include residential, office and commercial space on 50 acres at 6760 Vedder Rd. Plans include 700-units of single-detached houses, townhomes and apartments, plus 150,000 sq ft of commercial space. Construction is well underway on the residential units and a development permit application for the commercial component is under review.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2000
Project ID: 687
Start: Summer 2002
Finish: Summer 2007
Last Update: Mar 2005

Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Hwy 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing and distribution, and office buildings. Phase 1 construction, including a $15 million, 75,000 sq ft laboratory and manufacturing centre on a 10.5 acre site, is complete. Soprema Roofing Products has completed construction to expand their storage area, doubling the size of their existing facility. Oak West has completed a 100,000 sq ft furniture manufacturing and multi-tenant facility. Volume Carpets completed a 5,000 sq ft commercial facility. A-One is currently constructing a building to expand their facilities, which is expected to complete in May 2005. Auld Phillips Ltd is currently building a new head office and distribution facility, which is expected to complete in May 2005. Westeck Windows Mfg. Inc is relocating their facility into a new building which is currently under construction and expected to complete in Apr 2005. Website: www.chilliwackpartners.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 1998
Project ID: 484
Start: Oct 1998
Finish: 2018
Last Update: Mar 2005

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 303-1000
An expansion to the existing Great Canadian Casino facility to include a show lounge, 13,000 sq ft convention centre, as well as 300 additional slot machines. A public hearing on the project was held on Jun 24, 2004. An application for an amendment to the OCP and rezoning have been approved.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1011
Start: Fall 2004
Finish: Spring 2005
Last Update: Dec 2004

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Development of 650 units in townhouses and 4-storey apartment buildings at 1335 Pinetree Way. Phase 1, the Trillium, which contains 115-units in two 4-storey buildings is complete. Phase 2, Whisper Ridge townhomes, is well underway. The Tamarisk apartment building, started construction in Fall 2003 and is expected to complete in May 2005. Future phases include the Summerland, which contains 112-units of apartments in a wood-frame building.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 784
Start: Summer 2002
Finish: 2009
Last Update: Mar 2005

Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Two phase development on 8 acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr. Includes a residential tower, office building, hotel, and retail component. Phase 1, the retail mall, is complete. Phase 2, the Obelisk, is a 35-storey condominium tower containing 282-units. Construction is expected to begin by Summer 2005. Additional amenities include a fitness centre, media room, multi-function room, and steam room. Architect for the Obelisk is VIA Architecture. Project Architect: Kirkor Architects & Planners. Website: www.obeliskliving.com

Status: Construction started
Est. Cost ($ million): 110
First Entry: Dec 1997
Project ID: 178
Start: Spring 2001
Finish: Early 2007
Last Update: Mar 2005

2. Mainland/Southwest

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-0390
Seismic upgrade to the 600 m long Massey Tunnel on Hwy 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. Project includes concrete reinforcement and river-bottom soil compaction. Currently working on the north bound section. Selected contractor: Kenaidan Contracting.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 22 — Finish: Mar 2006
First Entry: Jun 2001 — Last Update: Mar 2005
Project ID: 750

Langley

Summerwood Residential Development
Nordel Construction Ph: (604) 576-4996
Multi-family development consisting of 102 duplexes and 4-plexes located at 199th St and 70th Ave. Website: www.summerwoodliving.ca

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 20 — Finish: Apr 2006
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1368

Langley

Sunridge Townhomes
Solterra Development (Sunridge) Corp. Ph: (604) 528-6010
Townhouse development to include 95, 3-storey units located on 68th Ave. Architect: Focus Architecture. Website: www.sunridgehomes.ca

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 20 — Finish: Apr 2006
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1346

Langley

Gateway 200 Business Park
WesGroup Income Properties LP Ph: (604) 632-1727
A business park to accommodate commercial, retail and industrial uses on a build-to-suit basis. It is located on 44 acres on 200th St between 86th and 83rd Ave. Servicing of the 18 sites completed in Jun 2004. Mopac Auto Supply Ltd. began construction of a 40,000 sq ft retail and distribution building in Summer 2004, which is now complete. Website: www.wesgroup.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1086

Langley

Convention Centre and Casino - Square One Lands
Langley City Ph: (604) 688-0893 (Architect)
A 25,000 sq ft convention centre with a 75-room hotel and 65,000 sq ft casino on the Square One Lands at the intersection of Fraser Hwy and Glover Rd. Architect: Hewitt Kwasnicky Architects Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 44 — Finish: Jun 2005
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 990

Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Three developments on 66th Ave, 68th Ave and 203rd Street. The Amberleigh, a 186-unit townhouse development and the Steeplechase, 88 townhomes, are complete. The third development of 164 townhomes, the Sagebrook, is well underway, as well as the Sage Club, a 5,000 sq ft amenity building which includes a fireplace, fitness room, outdoor pool, whirlpool spa and pool table. Architect: Ramsey Worden Architects.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Late 2005
First Entry: Sep 1998 — Last Update: Mar 2005
Project ID: 481

New Westminster

Coopers Landing Townhomes
Bastion Development Corp. Ph: (604) 731-3500
154-unit, 3-storey townhouse development to be constructed in phases. Phase 1 and 2, which each have 52-units, are currently under construction. Phase 3 will contain 50-units. Architect: Barnett Dembek Architects Inc. Website: www.cooperslanding.ca

Status: Construction started — Start: Dec 2004
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1312

New Westminster

Generations Condominiums
Embassy Development Ph: (604) 294-2251
Condominium development to include 84-units in an 18-storey building. Plans also include a lounge and guest suite. Architect: Buttjes Architecture Inc. Website: www.embassydevelopment.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 25 — Finish: Jan 2006
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1350

New Westminster

Murano Lofts Residential Development
Aragon Group Ph: (604) 732-6170
Two 14-storey buildings containing a total of 237-units located at 1500 Keyside Dr to be built in phases. The first building, which has 85-units, is expected to complete in Jun 2005. The second building, which has 152-units including some townhouses, is also under construction and is expected to complete in Spring 2006. Additional amenities include a fitness room and guest suite. Architect: Chris Dikeakos Architect Inc. Website: www.muranolofts.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1209

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New Westminster

News Living Residential Towers
Rykon Group Ph: (604) 535-1923
Two 15-storey concrete residential towers, with 6 townhomes located between them, at 813 and 833 Agnes. The west tower contains 112 units and is expected to complete in Jan 2006. The east tower contains 112 condominium units and 6 townhomes, and is expected to complete in Apr 2006. Additional amenities include a fitness facility and 330 parking stalls. Architect: Robert Ciccozzi Architecture Inc. Website: www.newsliving.com

Status: Construction started
Est. Cost ($ million): 55
First Entry: Sep 2004
Project ID: 1187
Start: Summer 2004
Finish: Apr 2006
Last Update: Sep 2004

New Westminster

Border Infrastructure Project - Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/ Queensborough bridge north interchange, $25 million for a new interchange at Howe St, and $10 million for a new interchange at 72nd Ave. The tender for the Queensborough bridge interchange is expected to be awarded in Apr 2005, for Phase 1, and Oct 2005 for Phase 2. The project to construct detour lanes for Howe St was awarded to Imperial Paving and is under construction. Construction on Hwy 91 in New Westminster is also underway. The tender for the 72nd Ave interchange is expected to be awarded in late 2005, for Phase 1, and late 2006 for Phase 2. Website: www.bip.gov.bc.ca

Status: Construction started
Est. Cost ($ million): 58
First Entry: Mar 2003
Project ID: 916
Start: Apr 2004
Finish: Late 2007
Last Update: Mar 2005

New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd St. A 132,000 sq ft Wal-Mart, a Best Buy and Home Outfitters have been completed. Plans also include various fashion and other retailers, and restaurant space.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Mar 2003
Project ID: 876
Start: Apr 2003
Finish: Fall 2005
Last Update: Mar 2005

New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
Two residential high rise towers at 1500 and 1300 Quayside Dr. The first, a 238-unit high rise condominium tower, started construction in Mar 2003. The second tower, which is 140-units in an 18-storey building, is also under construction and both are expected to be complete by May 2005. Plans also include 1,400 sq ft of commercial space. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 2003
Project ID: 883
Start: Mar 2003
Finish: May 2005
Last Update: Mar 2005

New Westminster

Victoria Hill Community
ONNI Developments Ph: (250) 952-8500
A planned community on approx 65 acres on the former Woodlands site, including two 4-storey townhomes, two 16-storey high rises, a 19- and 22-storey high rise and other lower buildings. The development will contain 1,270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Phase 1 includes a 4-storey condominium low-rise building with 72-units, six 3-storey townhomes, and 19- and 22-storey high rise buildings containing 173-units. Construction on the low-rise building started in Nov 2004. 3,500 sq ft of commercial space will be incorporated into one of the high rises. Plans also include 20,000 sq ft of commercial space and two high rise towers. Rezoning has been approved. BC Buildings Corp sold the property to Onni Developments. Architect: Chris Dikeakos Architect Inc.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 838
Start: Nov 2004
Finish: 2008
Last Update: Dec 2004

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002, $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading). Seismic upgrades will not proceed before 2006. Below Deck Coating and Safety Improvements was awarded to Clara Industrial Services Ltd in early 2004 and is underway. Phases 1 and 2 of the repainting project are currently underway and expected to complete by Jun 2005. Phase 3 of the repainting project will be tendered after Phases 1 and 2 are complete. Design work for seismic upgrading is expected to start in late 2005 and complete by mid- to late-2006, after which construction will begin.

Status: Construction started
Est. Cost ($ million): 34
First Entry: Dec 2001
Project ID: 793
Start: Spring 2004
Finish: Summer 2007
Last Update: Mar 2005

North Vancouver

Northwoods Business Park
GWL Realty Advisors Ltd. Ph: (604) 713-6450
24 acre business park to be constructed in four phases totalling up to 400,000 sq ft. Phase 1 is a 70,000 sq ft build-to-suit light industrial building, which is currently under construction.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1100
Start: Feb 2005
Finish: Spring 2006
Last Update: Mar 2005

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North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 ha of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1, two buildings of approx 35,000 sq ft, are completed (Van Electric Box and Suntech Optics). A private high school (Bodwell International High School) was completed in Sep 2003 with approx 63,000 sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms. Construction on the Clark Ford and Regency Nissan buildings completed in early 2005. Construction has started on the approx 80,000 sq ft Sinclair Dental Supplies building, which is expected to complete in late 2005. Phase 2, a hotel, retail development and marina, are to be developed in the future.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Jun 1998
Project ID: 422
Start: Spring 2000
Finish: Late 2005
Last Update: Mar 2005

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the Seymour Falls dam has completed detailed design. Project was tendered Dec 16, 2003 and awarded to Peter Kiewit and Sons Construction.

Status: Construction started
Est. Cost ($ million): 18
First Entry: Jun 1998
Project ID: 437
Start: Mar 2004
Finish: Early 2007
Last Update: Mar 2005

North Vancouver

The Pier (Versatile Shipyards) - Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 14 individual development parcels include approx 1.16 million sq ft of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Phase 1 amenities completed construction in late 2004. Excavation is underway on Parcel 1, which includes 64,600 sq ft of commercial space in a 5-storey building, and Parcel 2, which is a 142,625 sq ft building, called Premiere, with residential units above commercial space. Parcel 3, a 10-storey residential high rise called Esplanade West, currently has rezoning and development permit applications under review. Parcel 4 includes a 181,700 sq ft residential high rise called The Esplanade. A development permit has been processed for Parcel 5, the Pier Hotel, which will include 110-rooms in a 7-storey building, a 10,000 sq ft conference facility, a games room, a theatre room, and a 6-lane indoor pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared to convert them to commercial space, which may proceed in 2005. Parcel 9 contains a heritage building, called The Machine Shop, and will be gifted to the City of North Vancouver for potential development as a museum and sub-sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. Also see the Lower Lonsdale and Foot of Lonsdale projects. Website: www.thepier.info

Status: Construction started
Est. Cost ($ million): 400
First Entry: Jun 1998
Project ID: 438
Start: Spring 2004
Finish: 2012
Last Update: Mar 2005

North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761
Six block development area comprised of 15 development sites (owned mostly by the City of North Vancouver) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third St, St. George's Ave, Chesterfield Ave and Esplanade. Site 2 contains a 12-storey, 117-unit residential building named One Park Lane by the Millennium Group, which is substantially complete. Site 3A, at 151 W. 2nd, has been sold to Seagate Properties Ltd. which started construction in Summer 2004 on Sky, a 20-storey high rise with adjacent townhomes. On Site 4, West View Homes, a 12-storey high-rise apartment building, is complete. Fairmount Pacific is the developer of Sites 5A and 5B. On Site 5, construction of TIME, two 120 ft towers with a total of 268 apartment units with some townhouses on 1st St, completed in Summer 2004. TIME also included a Shoppers Drug Mart and IGA grocery store. Architect for Sites 5A and 5B is D. Buttjes. Also on Site 5 is a 34,000 sq ft multi-purpose community centre, with facilities for seniors and youth, which completed Jul 2004. On Site 6, a 4-storey wood-frame apartment building, is complete. The City will be marketing its lands over the next 5 to 10 years. Development plans for the area east of Lonsdale (Sites 9, 10, 11 and 12), consisting of 20.8 ha, were finalized in Fall 2004 and include residential towers and a waterfront area, and include the Pier Mixed Use Development which is being developed by Pinnacle International (see separate entry).

Status: Construction started
Est. Cost ($ million): 140
First Entry: Mar 1998
Project ID: 355
Start: Summer 1999
Finish: 2010
Last Update: Mar 2005

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source. The conventional design-build project includes an 1,800 mL/day filtration plant, twin tunnels, 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2008. The detailed design of the energy recovery project was awarded to Knight Piesold Consulting. The Capilano pumping station started construction in Jan 2004 and is well underway, with completion expected in Jun 2004. The filtration plant began construction in Mar 2004 and is 30% complete. Seymour shaft excavation is underway and tunnel boring is expected to begin in late 2005, with completion in late 2008. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 83
Start: Sep 2003
Finish: Late 2008
Last Update: Mar 2005

Pemberton

The Plateau Residential Development
Windridge Properties Ltd. Ph: (604) 940-8470
Residential development includes 56 single-family homes and a 29-unit, 3-storey townhouse project, named Pemberton Plateau, located at 7360 Pemberton Farm Rd East. More than fifty of the single-family homes are complete and construction on the townhouses is well underway. Architect: Gomberoff Bell Lyon Architects Group Inc. Website: www.thepembertonplateau.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1226
Start: 1999
Finish: Fall 2005
Last Update: Mar 2005

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park on the former CP Rail land to be built in 2 to 3 phases. Phase 1 is a 250,000 sq ft Western Grocers distribution centre which completed in Fall 2004.

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 35 — Finish: 2008
First Entry: Sep 2002 — Last Update: Mar 2005
Project ID: 829

Pitt Meadows

Meadowtown Centre
ONNI Group of Companies Ph: (604) 602-7711
41 acre retail commercial development consisting of two phases in 19800 block of Lougheed Hwy. Phase 1: 450,000 sq ft is complete. Phase 2: 70,000 sq ft is under construction. Real Canadian Superstore began construction in early 2004 and a Cineplex Odeon theatre, containing 10 theatres and a food court, are also under construction.

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 70 — Finish: Sep 2005
First Entry: Jun 2001 — Last Update: Dec 2004
Project ID: 741

Pitt Meadows

Osprey Master Planned Community
Mosaic Homes Ltd. Ph: (604) 685-3888
Development of 456 single- and multi-family homes on the Fraser River at Bonson Rd and Fraser Industrial Way. Plans include 30,000 sq ft of commercial development, a heritage-style main street and a 23 acre waterfront park. Sawyer's Landing, which includes 67 single-family homes, is under construction and expected to complete in late 2005. Coho, 70 three-storey rowhouses, started construction in Fall 2004 and is expected to complete in Aug 2005. Shoreline, 72 two-storey townhouses, started construction in Feb 2005 and is expected to complete in Jun 2006. Website: www.mosaichomes.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 80 — Finish: 2008
First Entry: Dec 1999 — Last Update: Mar 2005
Project ID: 628

Port Moody

Heritage Woods Community Development
ParkLane Homes Ph: (604) 648-1800
A 300 acre development consisting of townhouses, duplexes and single-family homes to provide approx 1,500 residential units. Echo Ridge is a 66-unit, 2-storey with basement duplex development which started construction in early 2004 and is expected to complete in Nov 2005. Architect for Echo Ridge is Grant Miller. Quest townhouses is a 3-storey, 130-unit townhouse development located at 2200 Panorama Dr. Construction started in Summer 2004 and is expected to complete in Jun 2005. Architect for Quest is Rositch Hemphill Architects. Creekside is a 43-unit, 2-storey with basement single-family home development which started construction in Fall 2004 and is expected to complete in Spring 2006. Forest Edge is a 49-unit, 2-storey with basement single-family home development which is under construction and expected to complete in Spring 2006. The Estates is a 17-unit single-family home development which is under construction and expected to complete in Oct 2005. Stoneridge is a 55-unit single-family development which is also underway. Site servicing has started on Parcels 6 and 8 which will contain 290 residential units.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 60 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1163

Port Moody

Klahanie Residential Development
Polygon Homes Ltd Ph: (604) 877-1131
1,025-unit development on 27 acres including townhomes, apartments, concrete high rises, as well as commercial and recreational facilities near Rocky Point recreation area. Project will be completed in phases. Construction is underway on Phase 1, Inglenook, which are low rise condominiums. Phase 2, Indigo, is 40-units of townhouses designed by Ramsay Worden Architects Ltd. Phase 3, Salal, contains condominiums in a 4-storey building. Additional amenities include the 15,000 sq ft Canoe Club which includes two guest suites, a dance studio, a theatre, game, music, meeting and party rooms, a pool and spa, fitness facility and tennis court.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 225 — Finish: 2010
First Entry: Mar 2003 — Last Update: Mar 2005
Project ID: 385

Port Moody

NewPort Village
Bosa Development Corp Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at three locations on Ungless, Guildford and Ioco Rd. Phases 1 to 5, the Elgin, Burrard Low-Rise, McNair, Caledonia, and Belcarra (75-unit low rise wood-frame building), are complete. The Sinclair, a 143-unit high rise, completed in Summer 2004. Phase 7, the Sentinel, is a tower located at 290 Newport and began construction in Spring 2004, with completion expected in late Spring 2006. Phase 8, the Bentley, which is a 22-storey tower, will follow Phase 7. Architect: Perkins & Co. Architecture & Urban Design.

Status: Construction started — Start: 1995
Est. Cost ($ million): 150 — Finish: Late 2007
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 188

Port Moody

Suter Brook Development
ONNI Developments Ph: (604) 602-7711
Development on a 22 acre site containing 1,000 dwellings in 13 low rises and 3 high rises, the largest of which would be 20-storeys, for a total of approx 1,000,000 sq ft and 3,300 sq m of office space at Ioco Rd and Murray St. Project is undergoing changes. Plans now include 1,050 to 1,250 residential units in 7 low rises and 4 high rises, 72,000 to 95,000 sq ft of commercial space, 14,000 to 45,000 sq ft of office space, and a 60,000 to 120,000 sq ft hotel. Phase 1, which includes a 4-storey condominium building, is under construction and expected to complete in Fall 2005. Architect for Phase 1 is Chris Dikeakos Architect Inc. Website: www.onni.com

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 50 — Finish: 2009
First Entry: Sep 1997 — Last Update: Mar 2005
Project ID: 105

Richmond

Acqua Condominiums
Bosa Properties Inc Ph: (604) 299-1363
Residential development to include 175-units in a 17-storey building.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 25 — Finish: Early 2007
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1373

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Richmond

Heather Greene and Granville Greene Townhouses
Adera Group of Companies Ph: (604) 684-8277
Townhouse development located at 7533 Heather St. Heather Greene consists of 55-units of 3-storey townhouses and is expected to complete in Jun 2005. Granville Greene consists of 31-units of 3-storey townhouses and is well underway. Architect: Integra Architecture.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1247
Start: Summer 2004
Finish: Summer 2005
Last Update: Mar 2005

Richmond

Lions Park Apartments
Polygon Homes Ph: (604) 877-1131
Residential development on Garden City Rd to be constructed in three phases. Phase 1, which contains 113-units in two 4-storey buildings, completed in Spring 2004. Phase 2, which contains 116-units in two 4-storey buildings, started construction in Spring 2004 and completed in Mar 2005. Phase 3, which contains 112-units in two 4-storey buildings, started construction in Fall 2004 and is expected to complete in Feb 2006. Architect: Raymond Letkeman Architect Inc.

Status: Construction started
Est. Cost ($ million): 36
First Entry: Dec 2004
Project ID: 1272
Start: Spring 2003
Finish: Feb 2006
Last Update: Mar 2005

Richmond

Seasons Condominiums
Polygon Homes Ph: (604) 514-9852
Three 16-storey condominium towers located on Kwantlen St. Tower 1 contains 95-units, Tower 2 contains 94-units, and Tower 3 includes 100-units. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1275
Start: Fall 2004
Finish: 2007
Last Update: Dec 2004

Richmond

Waterstone Pier Development
Legacy Park Lands Ltd. Ph: (604) 241-4441
Development to be built in three phases. Plans include three 4-storey condominium buildings for a total of 144-units, a 4-storey rental building containing 67-units, and a 4-storey athletes dormitory building, which will also contain commercial space, is in the design phase. Additional amenities include a walkway, floating dock, and gangway. Architect: Hotson Bakker Boniface Haden Architects. Website: www.waterstonepier.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1181
Start: Mar 2005
Finish: Late 2007
Last Update: Mar 2005

Richmond

ModaLink Terminal Expansion Phase 2
ModaLink Ph: (604) 926-8631
The second phase (Phase 1 was completed in Feb 2004) expansion of the container handling yard will add another 250,000 sq ft warehouse, expand the existing 85 acre terminal yard by 13 acres, and expand the rail line between the warehouses. Project will be built on a build-to-suit basis.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1112
Start: Fall 2004
Finish: Spring 2006
Last Update: Dec 2004

Richmond

Riverport Residential Development
Legacy Park Lands Ltd. Ph: (604) 241-0700
Residential development includes 185 condo units, 55 rental apartments and a dormitory building, in a total of 4 buildings, on the Fraser River next to the Riverport sports and entertainment complex. Amenities include a marina, waterfront plazas and public recreational walkways. Architect: Hotson Bakker Architects.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2003
Project ID: 1031
Start: Summer 2004
Finish: 2006
Last Update: Mar 2005

Richmond

River Rock Casino Resort
Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)
Conversion of the vacant Bridgepoint market into a 70,000 sq ft casino at 8811 River Rd with approx 950 slot machines and 78 gambling tables, a hotel and other entertainment facilities. Included will be two towers containing a 222-suite hotel with a health club, spa and swimming pools, conference centre, 1,000-seat theatre, retail and restaurant complex, spa, and a marina. The first phase is the casino, which opened in late Jun 2004. The hotel and administrative areas are expected to complete in Jun 2005, and the theatre is expected to complete by Aug 2005. Architect: Randy Knill Architect Ltd.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Mar 2003
Project ID: 877
Start: Summer 2003
Finish: Fall 2006
Last Update: Mar 2005

Richmond

Imperial Landing
ONNI Developments Ph: (604) 602-7711
Development at 4320 Moncton St includes retail space (approx 30 to 50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45,000 to 55,000 sq ft) and 700-units in a mix of townhomes, condominiums and single-family homes on approx 21 ha. The waterfront park and boardwalk were completed Mar 2003. Construction of The Village, 225 condominium units in five 4-storey buildings, began in Spring 2004 and is expected to complete in Nov 2005. Four of the five buildings have been completed, and the fifth building, which includes some retail space, is under construction. Architect for The Village is Killic Metz Bowen Rose Architect. Approval was given in 2003 to convert the old BC Packers office building to new use as a private school (Steveston Academy), however, that project is no longer proceeding and new tenants are being sought. A fourth area, the Maritime mixed-use area by the water, is in the design stage and under review for permitting.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Sep 2001
Project ID: 769
Start: Sep 2002
Finish: 2007
Last Update: Mar 2005

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Richmond

Riverside Business Park
Opus Building Canada Inc Ph: (604) 948-0023
20 acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes a 138,000 sq ft self-storage building. Opus completed the 23,000 sq ft Today Trading facility. Arkon Technologies completed a 26,000 sq ft research and development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass has completed their office and manufacturing facility. KNP Headwear completed construction of a 25,000 sq ft building in Spring 2004, on lot 15. Opus completed the Grand Ballroom, a 14,500 sq ft building, in Sep 2004. Canadian Phytopharmaceuticals finished construction on their building in Feb 2005. The remaining two lots can accommodate 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2000
Project ID: 707
Start: Aug 2002
Finish: 2007
Last Update: Mar 2005

Richmond

Vancouver International Airport Expansion
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of the first building of west chevron started late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Screening Project (security project), a $100 million project to include renovations and purchase of new high technology, is under construction and expected to complete Summer 2005. A $24 million upgrade of the Domestick Terminal's A Pier was completed in Jun 2004. A $30 million upgrade to the south airfield began construction in Jun 2004 and is complete. Plans also include $300 million toward construction of the RAV Line at the airport, and a $75 million Link building.

Status: Construction started
Est. Cost ($ million): 1775
First Entry: Jun 1999
Project ID: 578
Start: Apr 2000
Finish: 2010
Last Update: Dec 2004

Richmond

Aberdeen Mall Expansion and Hotel
Fairchild Property Group Ph: (604) 270-7287
New mall at Cambie Rd and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2,220 parking spaces. The mall and parkade are complete. Development permit has been approved for a 114-unit condominium building. Architect: Bing Thom Architects Inc.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 115
Start: Fall 2002
Finish: 2006
Last Update: Mar 2005

Richmond

Hamptons Park Residential Development
Cressey Development Corp Ph: (604) 683-1256
Development to include 410 apartment units on Garden City Rd. Phase 1 (The Hamptons: 97 condominium units and 2 townhomes) located at 6388 Alder St, is complete. Phases 3 (30-units) and 4 (19-units): located at 6300 Alder St completed in Apr 2002. The Katsura residential tower completed in Feb 2005 and the Sequoia tower completed in Mar 2005. The Magnolia, a 16-storey, 110-unit building, began construction in Summer 2004 and is expected to complete in Spring 2006. The 18-storey Casuarina, containing 103 apartments and 69 townhouses, is the final tower and started construction in Fall 2004. Additional amenities include two clubhouses, each containing a pool, steam room, sauna, lounge, outdoor fireplace and barbecue. Website: www.hamptonspark.com

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 110
Start: Summer 1999
Finish: Feb 2006
Last Update: Mar 2005

Squamish

The Spectacle at Highland Village
Westmana Development Corp. Ph: (604) 687-7066
Development plans include 72 condominiums in a 4-storey building located at 40437 Tantalus Rd. Plans also include 18,500 sq ft of commercial space on the bottom floor, as well as a fitness centre, games room and a 3,000 sq ft roof garden. The contractor is Ventana Construction. Architect: Studio One Architecture. Website: www.SpectacleHomes.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1186
Start: Jul 2004
Finish: Oct 2005
Last Update: Sep 2004

Squamish

Upper Mamquam Hydroelectric Project
Canadian Hydro Developers Ph: (403) 269-9379
Run-of-river electricity project on the Mamquam River to produce 25 MW of electricity.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Dec 2000
Project ID: 712
Start: Nov 2003
Finish: Spring 2005
Last Update: Dec 2004

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 898-5535
Undergraduate university on 283 acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Main construction on the $3.5 million, 197 m bridge over the Mashiter Creek which connects the university to Garibaldi Highlands (awarded to Coquitlam Ridge Construction Ltd.) completed in early Dec 2004, with final decking to be finished in late Spring 2005. Campus construction will begin in Spring 2005 and complete in time for a Sep 2006 opening. Plans include 960-units of market housing. Phase 1 of the market-housing could include 135 single- and semi-detached lots and multi-family parcels - First Cambridge Capital Inc. will develop and own the first parcel of 19 ha. Architects: Hotson Bakker Architects/Ramsay Worden Architects.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Sep 2000
Project ID: 694
Start: Mar 2004
Finish: 2008
Last Update: Mar 2005

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Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd. Ph: (604) 925-8928
A golf course, clubhouse and 140-unit hotel plus 106 townhouse units and 15,000 sq ft of commercial space. The 18-hole golf course designed by Les Furber was completed and open in Jul 2004. Phase 1, 46 townhouses, completed in Jun 2004. Phase 2, 60 townhouses, began construction in May 2004 and is expected to complete in Jun 2005. Negotiations for a partnership to develop the hotel is complete and construction is to begin in May 2005. The clubhouse is also expected to start construction in May 2005.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1997
Project ID: 122
Start: Jun 2003
Finish: Late 2005
Last Update: Mar 2005

Surrey

Encore at Hillcrest Townhouses
Hillcrest Ventures Ltd. Ph: (604) 591-4441 (City of Surrey)
Development to include 198-units of 3-storey townhouses at 18701 - 66th Ave. Project will be developed in phases. Phase 1 is complete and Phase 2 is nearing completion. Additional amenities include the Hillcrest club building, which includes a lounge, guest suite, fitness centre, and business conference room. Website: www.encoreathillcrest.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1292
Start: Summer 2004
Finish: Mar 2006
Last Update: Mar 2005

Surrey

Payal Business Centre
Mainland Demo Contracting Ltd. Ph: (604) 591-4441 (City of Surrey)
Commercial development at 12905 80 Ave to include 25,053 sq m in 10 buildings. Project will be constructed in 4 phases. Phase 1 is complete and Phase 2, which includes a banquet hall development, is currently under construction.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1323
Start: Spring 2004
Finish: 2008
Last Update: Mar 2005

Surrey

Bacara Townhouses
Bogner Developments Ph: (604) 278-3378
96-unit, 3-storey townhouse development to be located at 18850 72nd Ave. Architect: Rositch Hemphill Architects.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1257
Start: Late 2004
Finish: Summer 2006
Last Update: Dec 2004

Surrey

Panorama Place Residential Development
Polygon Homes Ph: (604) 877-1131
Townhouse development located at 152nd and 64th Ave. Brooklands contains 259-units of 3-storey townhouses, Gillis Walk contains 57 senior's-oriented, 2-storey townhouses, and Uplands contains 124-units of 3-storey townhouses. Additional amenities include the 10,000 sq ft Panorama Club, which contains a spa, outdoor pool, fitness studio, billiards lounge, library, floor hockey arena, and 2 guest suites. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started
Est. Cost ($ million): 55
First Entry: Dec 2004
Project ID: 1274
Start: Summer 2004
Finish: Late 2007
Last Update: Dec 2004

Surrey

Solay Townhouses
Adera Development Corp. Ph: (604) 684-8277
175-units of 3-storey townhouses located at 15168 - 36th Ave. Additional amenities include a 2-storey recreation centre, outdoor pool, and fitness centre. Architect: Integra Architecture.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1167
Start: Feb 2004
Finish: Sep 2005
Last Update: Sep 2004

Surrey

Terrane Townhouses
Lakewood Group Developments Ltd. Ph: (604) 590-8444
Townhouse development at Scott Road and 68th Ave, 191 units in 4-storey buildings. Plans also include a 5,000 sq ft amenity building. Website: www.lakewood.ca

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2004
Project ID: 1215
Start: Summer 2003
Finish: Spring 2006
Last Update: Sep 2004

Surrey

Fraser River Port Expansion
Fraser Surrey Docks Ltd./Fraser Port/IDC Distribution Services Ltd.
Ph: (604) 524-6655
Upgrade and expansion to the Fraser Surrey Docks. Phase 1 will increase capacity to 415,000 TEUs, to be completed by Apr 2005 and includes purchasing two new 55 m gantry cranes, for a total of five. Phase 2 will proceed if container demand continues to grow, and will see capacity increase to 600,000 TEUs. A feasibility study for Phase 2 is expected to be completed in Fall 2005. The construction of an intermodal yard has been completed. Website: www.fraserportauthority.com

Status: Construction started
Est. Cost ($ million): 190
First Entry: Jun 2004
Project ID: 1107
Start: Summer 2004
Finish: Fall 2006
Last Update: Mar 2005

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Surrey

Simon Fraser University - Surrey Campus
Simon Fraser University Ph: (604) 291-3394
New SFU campus is being built in Surrey by outfitting and occupying part of a 25-storey office tower (Central City building), which was previously meant to house ICBC and the Technical University of BC. Project will be completed in phases. Phase 1A, outfitting two floors, finished construction in Aug 2004. Phase 1B, which consists of 125,000 net sq ft including the podium, galleria and mezzanine (which consists of the library, bookstore, theatre and some classrooms), has gone to tender and will close Apr 7, 2005. Phase 2, which consists of constructing office, classroom and lab space on the fourth and fifth floor of the galleria (approx 40,000 sq ft), is in the programming stage.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Jun 2004
Project ID: 1109
Start: Spring 2004
Finish: Sep 2007
Last Update: Mar 2005

Surrey

Fraser Downs Casino and Entertainment Complex
Orangeville Raceways Ph: (604) 591-4441 (City of Surrey)
Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale. 400 slot machines have been installed into a temporary facility while the new facility is being built.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 943
Start: Spring 2004
Finish: Apr 2005
Last Update: Dec 2004

Surrey

Sussex House Condominiums
Rykon Group Ph: (604) 535-1923
Four concrete mid rise towers in White Rock will include 148 homes at 15076 North Bluff Rd. The first building containing 38-units was completed in early 2004, and the second tower containing 28-units completed in Summer 2004. The third tower, containing 28-units, will complete in Jun 2005, and the fourth tower, containing 60-units, completed in Mar 2005. Architect: Robert Ciccozzi Architecture Inc. Website: www.sussexhousewhiterock.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Jun 2003
Project ID: 966
Start: Jun 2003
Finish: Jun 2005
Last Update: Mar 2005

Surrey

Campbell Heights Business Park
Campbell Heights Group Ph: (604) 687-1520
Project comprises approx 798 ha (1,971 acres) of land located south of 44 Ave, east of 186 St, north of 18 Ave and west of the Surrey/Langley border (196 St). The plan includes high-technology, research, office and business park uses. Construction on Corporate Images' 200,000 sq ft building completed in Mar 2005. Two buildings started construction in early 2005, and a third building started construction Mar 2005.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2002
Project ID: 831
Start: Summer 2004
Finish: 2009
Last Update: Mar 2005

Surrey

Elim Village Seniors Housing Development
Elim Housing Society Ph: (604) 930-2475
Ten structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on a 28 acre site in the 9000 block of 160th St. Phase 1: 14 duplexes and a 42-unit apartment building are completed. 18 duplexes and 2 apartment buildings (49- and 42-units) are completed. 22 townhomes completed in Jul 2003. A 109-unit assisted-living complex, called The Emerald, began construction in Jun 2004 and is expected to complete in Jul 2005. Two independent living buildings, of 45- and 25-units, are expected to begin construction by Sep 2005. Additional phases will be developed over the next 4 years. Architect: OCA Architects.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Jun 1999
Project ID: 567
Start: Sep 2000
Finish: 2007
Last Update: Mar 2005

Surrey

104 Avenue Centre
Donald Pitt Ph: (604) 736-4847 (Construction Manager)
254,000 sq ft commercial development on a 6 ha site at 104th Ave between 140th and 144th Streets. Project was started as a shopping mall (known as the Asian Centre) but placed on hold in 1999. It is now being redeveloped by a new owner partly as office space. Main construction is nearly complete, with remodelling and tenant improvements still underway.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 128
Start: Late 2003
Finish: Late 2005
Last Update: Mar 2005

Surrey

Guildford Park Place
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Residential development to be constructed in phases. Phase 1, the Stanley, is complete. Construction is nearly complete on Phase 2, which consists of the Chatsworth Gardens Condominiums, ten 4-storey structures totaling 152,000 sq ft to be completed May 2005, and the Hampstead Mews townhouses. Phase 3 is four 15-storey structures totaling 187,000 sq ft. The timeline has yet to be determined for Phase 3. Architect: Kirkor Architects & Planners.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 199
Start: Spring 2003
Finish: Summer 2006
Last Update: Mar 2005

Vancouver

Cielo Condominiums
Delta Land Ph: (604) 678-9220
30-storey, 140-unit residential development located at 1205 W. Hastings. Additional amenities include fitness facilities and commercial space on the ground floor, to include a grocery store. Architect: Archibault & Downs. Website: www.cielosoon.com

Status: Construction started
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1302
Start: Feb 2005
Finish: Late 2006
Last Update: Mar 2005

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2. Mainland/Southwest

Vancouver

Silver Sea Residential Development
Concord Pacific Ph: (604) 681-8882
A 9-storey, 31-unit residential development close to the Granville Bridge. Architect: Busby Perkins & Will Ltd.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: 2007
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1301

Vancouver

Cooper's Quay Residential Development
Concord Pacific Ph: (604) 681-8882
Residential development at 900 Pacific Blvd on False Creeks North Shore to include 600 residential units east from Cambie Bridge to BC Place. Plans include a mixture of 5 low and high rise buildings to contain condominiums, townhouses and lofts. Phase 1, Coopers Lookout, is a 30-storey, 221-unit concrete condominium and townhouse project which is currently under construction. Architect is Hancock Bruckner Eng & Wright. Additional amenities include the 14,000 sq ft Esprit City Club which will include a bowling alley, 60 ft lap pool, video theatre, fitness centre, and yoga-Pilates studio. Project is expected to create 1,700 person years of employment. Website: www.cooperslookout.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 500 — Finish: Fall 2007
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1276

Vancouver

Marguerite House at Quilchena Park
Polygon Homes Ph: (604) 877-1131
Condominium development located near 33rd and Arbutus is being constructed in two phases. Phase 1, a 7-storey concrete building containing 120-units, is complete. Phase 2, a 7-storey concrete building containing 92-units, completed in early 2005. Architect: Nigel Baldwin Architects. Website: www.polyhomes.com/marguerite/marguerite.htm

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 30 — Finish: Early 2005
First Entry: Dec 2004 — Last Update: Mar 2005
Project ID: 1271

Vancouver

Simon Fraser University - Segal Graduate School of Business
Simon Fraser University Ph: (604)
Development in the former Bank of Montreal heritage building at Granville and Pender to accommodate the Graduate School of Business, allowing the business program to increase enrolment by 15%. Plans for the 5-storey, 60,000 sq ft building include constructing meetings rooms, a teleconferencing room, lounges, galleries and a new mezzanine level, as well as retaining the heritage architecture. Architect: Paul Merrick Architects Ltd.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 25 — Finish: Jun 2005
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1266

Vancouver

L'Hermitage en Ville Condominium Tower
Millenium Development Corporation Ph: (604) 688-2300
A 29-storey condominium tower located at the corner of Robson and Richards contain 233 residential units, 29 hotel units and a walkway to the adjacent Westin Grande hotel. Plans also include 52,000 sq ft of retail space on two levels, including a grocer, and 46 self-contained units of non-market housing in a 6-storey building on the site of the Passlin Hotel at 746 Richards St. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 50 — Finish: Fall 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1193

Vancouver

Montreux Artist Residences
Bastion Development Corp. Ph: (604) 731-3500
89-unit, 9-storey condominium development and 11 commercial spaces, located at 2055 Yukon. Architect: Hancock Bruckner Eng & Wright. Website: www.montreux.living.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Nov 2005
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1216

Vancouver

Qube Condominiums
Anthem Properties Ph: (604) 689-3040
Renovation of an existing building at 1333 W. Georgia St (Westcoast Energy Building) to include 180 condominiums in a 15-storey building. The lobby occupies the first three storeys, and the condos are on the twelve storeys above. Project includes a complete replacement of the building exterior and window system. Architect: Musson Cattell Mackey Partnership. Website: www.qubeliving.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 20 — Finish: Summer 2005
First Entry: Sep 2004 — Last Update: Dec 2004
Project ID: 1180

Vancouver

Tribeca Lofts
Chandler Development Group Ph: (604) 692-0111
53 lofts and townhouses in an 8-storey building located at 988 Richards near the corner of Nelson St. Plans also include a 2,500 sq ft courtyard. Architect: Hancock Bruckner Eng & Wright. Website: www.tribecaloftsyaletown.com

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 20 — Finish: Feb 2006
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1208

Vancouver

UNO Residential and Commercial Development
Intracorp Developments Ph: (604) 801-7000
An 11-storey apartment building with 110-units and 3-storey townhouses at the corner of 11th and Kingsway. Plans also include 7,000 sq ft of retail space occupied by an Oni One store. Architect: Busby & Associates. Website: www.unoliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1165

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Vancouver

Freesia Condominium Development
Magellen Developments (20/20) Inc. Ph: (604) 228-2020
Development of a 19-storey (132,000 sq ft), 185-unit concrete condominium building located at 1082 Seymour. Architect: Lawrence Doyle Architects. Website: www.freesialiving.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 52 — Finish: Summer 2006
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1147

Vancouver

Grosvenor Retail and Residential Development - 485 West Eight Ave.
Grosvenor Canada Ltd. Ph: (604) 683-1141
A combined retail and residential complex at 455 W. 8th Ave. Project includes 91 live-work units above 210,000 sq ft of commercial and retail space. Two of the major tenants include Save-On Foods and Winners.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1053

Vancouver

Koret Lofts
Worthington Properties Inc. Ph: (604) 899-6063
A 6-storey, 118-unit condominium building located at 55 E. Cordova St. Project is a renovation of an existing heritage building. Website: www.koretlofts.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 40 — Finish: Nov 2005
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1118

Vancouver

Olive Condominiums
Cressey Development Corp. Ph: (604) 683-1256
A proposed condominium at the corner of Cambie and 16th Ave. Plans include a 20,000 sq ft Capers Community Market on the ground floor, which is scheduled to open late 2005.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 50 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Dec 2004
Project ID: 1121

Vancouver

Shangri-La Hotel and Development
Shangri-La Hotels and Resorts/Westbank Projects/Peterson Investment Group Ph: (604) 873-4333 (Architect)
A 60-storey, 642 ft high commercial and residential tower at 1120 Georgia St will be the tallest building in Vancouver. First 15 floors will be occupied by a 120-room luxury Shangri-La hotel and Urban Fare store. Additional amenities in the hotel include a 5,500 sq ft fitness centre, 6,500 sq ft spa, large swimming pool, three restaurants, business centre, library, multi-media screening room, Vancouver Art Gallery Public Art Site and outdoor pool. Floors 16 to 42 will include 227 live-work units, floors 43-59 will have 66 estate suites, and the 60th floor will be a penthouse. Architect: James K. M. Cheng Architects Inc. Website: www.livingshangri-la.com

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 350 — Finish: Feb 2008
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1138

Vancouver

Skyline on Broadway
Leeda Developments Group/First Western Developments Ltd.
Ph: (604) 737-1623
A 10-storey concrete condominium building containing 44-units located at 1125 W. Broadway. Architect: W.T. Leung Architects. Website: www.skylinecondos.ca

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1127

Vancouver

Virtu Residential Development
Amacon Ph: (604) 602-7700
11-storey, 63-unit boutique residential development, including 6 townhomes, located at 1650 W. 7th Ave. Additional amenities include a gallery, studio, lounge and fitness facilities. Architect: Larry Doyle Architects. Website: www.virtu.ca

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Dec 2004
Project ID: 1142

Vancouver

1082 Seymour Street Mixed Use Tower
EL & EL Investments Ph: (604) 733-3100 (Architect)
A 19-storey, 181-unit mixed use tower completed review with the Urban Design Panel. Development permit and building permit have been approved, and construction is underway. Architect: Lawrence Doyle Architects.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1096

Vancouver

1205 West Hastings Residential/Commercial Tower
Delta Land Development Ltd. Ph: (604) 685-6312 (Architect)
A 26,000 sq ft Urban Fare grocery store is proposed to be built at 1205 W. Hastings as part of a 30-storey residential tower, which includes 4 live-work townhouses and 136 condo units. Architect: Downs Archambault & Partners Architects.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Mar 2004 — Last Update: Dec 2004
Project ID: 1067

Vancouver

1900 West Georgia (901 Alberni) Residential Tower
Prima Properties Ltd. Ph: (604) 683-4131 (Architect)
22-storey, 76-unit residential tower to be located at 1900 W. Georgia. Development permit was issued on Oct 22, 2004, and building permit has been approved. Architect: Merrick Architecture.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 30 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1095

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2. Mainland/Southwest

Vancouver

728 Pacific Boulevard Residential Towers
Concord Pacific Ph: (604) 895-8249
The next neighbourhood to be developed in the North False Creek Area is adjacent to the Plaza of Nations. Plans include residential towers at 728 Pacific Blvd. Project was approved by the Urban Design Panel. Architect: James K. M. Cheng Architects Inc.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Dec 2003 — Last Update: Mar 2005
Project ID: 1050

Vancouver

Bentley Condominium Tower
Polygon Homes Ph: 604) 683-4376 (Architect)
A 25-storey, 150-unit condominium complex at 1001 Homer. Architect: Hancock Bruckner Eng & Wright. Project Manager: Intertech Construction.

Status: Construction started — Start: Jul 2003
Est. Cost ($ million): 30 — Finish: Aug 2005
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 980

Vancouver

Beulah Gardens - 2075 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299-units of housing for seniors to be developed in three phases. Building A, with 96-units at the east side of the site, is under construction and expected to complete in Nov 2005. Building B will have 89-units at the centre of the site, and Building C will have 188-units along Rupert St. Project includes 130 underground parking spaces. Architect: Hulbert Group.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 38 — Finish: 2008
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 988

Vancouver

King Edward Village - Kingsway and Knight Street
Tri-Power Developments Inc. Ph: (604) 669-6002 (Architect)
Development at 1402 to 1436 Kingsway and 4050 Knight St (the old Safeway site) will provide 330-units included in four residential buildings of 16-, 12-, 8- and 6-storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. Phase 1, 5- and 12-storey buildings with 206-units and 9 townhouses and a 280 underground parkade, began construction in Fall 2004. Architect: Rositch Hemphill & Associates. Website: www.kingedwardvillage.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: Summer 2007
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 984

Vancouver

Robson & Richards - 488 Robson Street
H. Tjoa Ph: (604) 913-8303
A 17-storey high-rise residential building located at 488 Robson St. The building will include 92 residential units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 25 — Finish: Spring 2006
First Entry: Sep 2003 — Last Update: Sep 2004
Project ID: 1017

Vancouver

The Hudson - 610 Granville Street
WFC & MDC Development Corp. Ph: (604) 694-1610
A 35-storey mixed-use retail, office, and live-work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Website: www.hudson610.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 50 — Finish: Summer 2006
First Entry: Sep 2003 — Last Update: Mar 2005
Project ID: 986

Vancouver

Beach Crescent Neighbourhood - False Creek North Shore
Concord Pacific Ph: (604) 899-8800
As part of Concord Pacific's North Shore Development, the Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low rise buildings. The neighbourhood will include a marina, childcare facility and 10 acres of parkland. Construction is complete on West One, which has 38-storeys, the Waterford, located at 1499 Homer, and Azura 1 and 2. Kings Landing is under construction, at the 600 block of Beach, and consists of two 22-storey towers, to include 120 condominiums and townhomes. It will be complete in Jul 2005. Parkwest Tower 1 in the 600 block of Beach Cres, a 31-storey tower with 250 units, completed in Feb 2005. Parkwest Tower 2, in the 700 Block of Beach Cres, is a 31-storey tower with 250 units, and is expected to be complete by Summer 2005. The Aqua at the Park, located in the 1400 block of Seymour, is expected to be complete in Summer 2005, and will consist of 26-storeys and 187-units. The two towers named Icon (11- and 16-storeys) began excavation in Spring 2004 and are expected to complete in Spring 2006. Two additional towers, named The Max and Max 2, are being built between Icon and the waterfront, with completion expected in Summer 2005. A proposed 20-storey waterfront tower, with a unique curved design, is expected to start construction by Fall 2005 and complete by early 2007. Additional amenities will include an indoor-outdoor pool, fitness facilities and a media room. Arthur Erickson is the architect for this tower.

Status: Construction started — Start: 2002
Est. Cost ($ million): 3000 — Finish: Early 2007
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 951

Vancouver

Pintura Residential Development
Intracorp Developments Ltd. Ph: (604) 801-7000
Development at 1530 W. 8th Ave includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 20 — Finish: Jun 2005
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 941

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Vancouver

Border Infrastructure Project - Highway 15
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Hwy 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. The design contract for Hwy 15 was awarded to Focus Corporation. Hwy 15 is divided into two rural sections and a central urban section through Cloverdale. The Cloverdale section involves a water main relocation and ditch relocation and has started construction. The rural sections pre-load tender was issued for the north section of Hwy 15 from 68A Ave to 88 Ave in Summer 2004 and JJM Construction Ltd was awarded the contract and has started. A Request for Proposals was issued in Summer 2004 for the twinning of the Roger Pierlet Bridge, a two-lane structure, and was awarded to Westshore Constructors Ltd. - started in Nov 2004 and is expected to complete in Jul 2006. Website: www.bip.gov.bc.ca

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 80 — Finish: Late 2006
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 915

Vancouver

Port of Vancouver Container Expansion Project
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 425,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs in 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 600,000 TEUs. Centerm will have its current capacity increased from 340,000 to 720,000 TEUs. Construction began at Vanterm with expansion plans at Centerm finalized in Mar 2004. Centerm started construction in Dec 2004. Plans for increasing capacity at Lynnterm, a break-bulk facility on the north shore of the harbour, by converting it to accommodate containers, would add 420,000 TEUs of capacity by 2007 and include an upgrade of its caisson berth. Lynnterm has been put on hold. See separate entry for Roberts Bank Container Terminal 2 and Deltaport Expansion (Delta). Website: www.portvancouver.com

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 130 — Finish: 2007
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 874

Vancouver

Taylor Residential Tower
Pinnacle International Development Corp.
Ph: (604) 683-4376 (Architect)
26-storey residential tower containing 233-units and 22 townhomes located at 550 Taylor St. Contractor is Mondiale Developments Ltd. Architect: Hancock Bruckner Eng & Wright Architects. Website: www.thetaylor.net

Status: Construction started — Start: October 2003
Est. Cost ($ million): 25 — Finish: Summer 2005
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 902

Vancouver

UBC - Chemical/Bio Engineering (including Clean Energy Research Centre)
University of British Columbia Ph: (604) 822-2287
Teaching facilities are being developed in the new Chemical and Biological Engineering Building. The project was tendered in Dec 2003 and construction began in Spring 2004. Architect: Bunting Coady/Diamond Schmitt.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million). 38 — Finish: Sep 2005
First Entry: Mar 2003 — Last Update: Mar 2005
Project ID: 893

Vancouver

UBC - Marine Drive Student Housing
University of British Columbia Ph: (604) 822-2287
Single student housing development on the Food Sciences site to accommodate 2,000 to 2,500 graduate and undergraduate students. Project to be developed in two phases with approx 750 units in the Phase 1 and 1,200 units in the Phase 2.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 90 — Finish: Fall 2005
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 890

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Access Health Vancouver Partnership Ph: (604) 375-3677
Public-private partnership to build a centre to coordinate outpatient services and provide physician practice offices, medical education areas, and related activities to support 600 medical professionals and 600,000 annual patient visits. The 11-storey, 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. Website: www.partnershipsbc.ca

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 95 — Finish: Summer 2006
First Entry: Mar 2003 — Last Update: Sep 2004
Project ID: 928

Vancouver

Yaletown Park
Wall Financial Corp. Ph: (604) 893-7136
Project site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft and a 17,000 sq ft urban park. Plans include three towers (34-, 32-, and 30-storeys) with a 3- to 7-storey base that includes 23 townhouses (for a total of 880 dwelling units), 2,500 sq ft of retail space in two units, and three levels of underground parking for 965 vehicles. Construction is well underway. Architect: Buttjes Architects Inc. Website: www.yaletownpark.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 100 — Finish: Jan 2007
First Entry: Mar 2003 — Last Update: Mar 2005
Project ID: 885

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2. Mainland/Southwest

Vancouver

Paramount Place
Wall Financial Corp. Ph: (604) 299-1363
A 25-storey building is being developed at 900 Burrard St. Project includes 10-storeys for entertainment areas, including a Famous Players 9-screen theatre, IMAX, restaurants and other facilities, and 14-storeys for residential units. The theatres will be completed in Apr 2005 and the residential areas will complete in Jul 2005. Architect: Rafii Architects Inc.

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 125 — Finish: Jul 2005
First Entry: Dec 2002 — Last Update: Mar 2005
Project ID: 844

Vancouver

UBC Library Expansion - Irving K. Barber Learning Centre
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library to add 200,000 new sq ft of inside floor space and 46,000 sq ft of renovated floor space, fully equipped to support wireless technology both inside and out. Architect: Ledcor Industries Ltd.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 68 — Finish: Nov 2006
First Entry: Dec 2002 — Last Update: Mar 2005
Project ID: 862

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26-storey residential tower with 3 levels of underground parking and fitness facilities at 1280 Richards.

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 25 — Finish: Early 2006
First Entry: Jun 2002 — Last Update: Mar 2005
Project ID: 814

Vancouver

Sterling at 1050 Smithe Street
Bonnis Development Corp. Ph: (604) 618-1600
Apartment tower with 21-storeys above and 5-storeys below ground, with a total of 129 units. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 25 — Finish: Apr 2005
First Entry: Mar 2002 — Last Update: Mar 2005
Project ID: 800

Vancouver

The Melville
Amacon Developments Ph: (604) 602-7700
Plans at 550 Bute St are to construct a mixed use development with a 42-storey residential tower (400 ft) containing 256-units, a small boutique hotel of 12-storeys and 60-units, as well as convert the top two floors of an existing 10-storey mixed use/ parkade building from residential to commercial. Also included is a small retail component and public amenity space. Architect: Hewitt Tan Kwasnicky Architects Inc.

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 60 — Finish: Late 2005
First Entry: Mar 2002 — Last Update: Mar 2005
Project ID: 796

Vancouver

UBC - Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
A 5-storey 565,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. The main floor teaching areas completed construction in Aug 2004 and laboratory space on the upper floors completed in late 2004. Parts of the centre are occupied and operational. Level 3 laboratory and vivarium are expected to complete in Summer 2005. Architect: Bunting Coady Architects/Diamond & Schmitt Architects Inc..

Status: Construction started — Start: Oct 2002
Est. Cost ($ million): 172 — Finish: Summer 2005
First Entry: Dec 2001 — Last Update: Mar 2005
Project ID: 779

Vancouver

Spectrum Residential/ Commercial Development
Concord Pacific Group Ph: (604) 681-8882
Development of a 145,000 sq ft Costco store and four residential towers set atop, ranging from 26- to 32-storeys, containing 900 housing units and various amenities, such as a swimming pool, with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with businesses, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Construction on Costco is expected to be completed by mid-2006, and the first of the four towers is expected to be completed by late 2007. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 200 — Finish: 2009
First Entry: Jun 2001 — Last Update: Mar 2005
Project ID: 749

Vancouver

Vancouver Convention Centre Expansion
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for an expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens, with a green roof consisting of grasses and drought tolerant plants. There will be a 250,000 sq ft exhibition hall, 83,000 sq ft meeting room, 50,000 sq ft ballroom, 12,000 sq ft signature room and a 1,500-seat, 124,000 sq ft lecture hall. The $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre has been relocated from the proposed Richmond Trade and Exhibition Centre to this location. Website: www.vanconex.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 565 — Finish: Jul 2008
First Entry: Mar 2000 — Last Update: Mar 2005
Project ID: 162

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Vancouver

Vancouver General Hospital Medical Technology Park
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Aves. Project has been approved by the Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years. The power plant and nurses quarters projects have been approved by the Urban Design Panel, development permit applications have been submitted. Construction on the ambulatory centre started late 2004.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 140 — Finish: 2024
First Entry: Sep 1999 — Last Update: Dec 2004
Project ID: 599

Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. The first two buildings at 2985 and 2955 Virtual Way are completed. Phase 2 consists of four 4-storey buildings with a total of 460,000 sq ft of commercial office and warehouse space at 2925 Virtual Way, and will begin construction once a tenant has been found. Architect: Bunting Coady Architects.

Status: Construction started — Start: 2002
Est. Cost ($ million): 80 — Finish: 2007
First Entry: Mar 1999 — Last Update: Mar 2005
Project ID: 555

Vancouver

Champlain Gardens
PCI Group/Palladium Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, a 100,000 sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Redevelopment includes a public library and police office on 16.5 acre site. Residential component will be constructed in phases. Phase 1 included Parcels A to E, and is complete. Architect for the residential component of Phase 1 was W.T. Leung Architects, and for the commercial part it was Hewitt Kwasnicky Architects Inc. Part of Phase 1 included forty 3-storey townhouses. Phase 2, Parcels F and G, consists of 4-storey condominiums and stacked townhouses. The Brittany, which contains 116-units, is under construction and expected to complete in Oct 2005. Architect for Phase 2 is Burrowes Huggins Architects.

Status: Construction started — Start: May 2002
Est. Cost ($ million): 35 — Finish: Oct 2005
First Entry: Sep 1998 — Last Update: Mar 2005
Project ID: 457

Vancouver

488 Robson Street Development
Peak Performance Enterprises Ph: (604) 683-4376 (Architect)
A 17-storey, mixed-use building containing 92 dwelling units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Mar 1998 — Last Update: Mar 2005
Project ID: 382

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Dr (W. Georgia and Denman St). Consists of residential buildings: 1710, 1790 (Phase 1), 1717, 1777 (Phase 2), 1680 (Phase 4), and 1650 (Phase 5) Bayshore Dr. The first four phases are complete. Phase 5, a 19-storey, 11,190 sq m tower at 1650 Bayshore, completed in Sep 2003. Phase 6, located at 1616 Bayshore Dr, consists of a 25-storey residential tower, 6 townhouses along Bayshore Dr and an 8-storey building along Cardero St. The 8-storey building, named the Performing Arts Lodge, is being jointly developed by PAL Vancouver and Blue Tree Management to provide 99 subsidized units, of 111 residences in total, for senior artists. Also includes retail shops and a daycare facility. Phase 6 began construction in Jan 2004 and is expected to complete in early 2006. Architect for Phase 6 is Downs-Archambault. Website: www.bayshoregarden.com

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: Early 2006
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 243

Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets at the east end of False Creek. Will include 2,000 residential units, retail and office space in seven high rises and a series of low rises. Eight phases: Phases 1 and 2 are complete. Phase 3, Station Place, 70-units in a 15-storey tower, completed in 1996. Phase 5, the Viceroy, is complete. Phase 6: The Brighton, consisting of 143-units in a 24- and 5-storey building, completed in late Sep 2004. Phase 7: Station Park social housing, which contains 74-units in a 6- and 7-storey building, completed in 1992. Phase 8: construction began Mar 2004 on the 14-storey, 77-unit high rise called the Sussex, which is expected to complete in early 2006. Phase 9: a 22-storey, 167-unit residential tower called Creekside is expected to start excavation in Summer 2005. Architects: Perkins & Co. Architecture & Urban Design Inc.

Status: Construction started — Start: 1989
Est. Cost ($ million): 100 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 235

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc./Ledcor Industries/Aspac Developments Ph: (604) 893-8880
A multi-year project in 3 phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3,500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings - all of which, the Avila (21-storey), the Bauhinia, the Escala tower (28-storey), the Cascina (25-storey) and Denia (20-storey), are complete. One 350-berth marina and the Coal Harbour Community Centre are completed. Shaw Tower (489 ft tall) on the Burrard Landing site is 532,000 sq ft, 42-storeys above grade with 131 residential units on the upper 26 floors and offices on the lower 14 floors. The $180 million tower, developed by Ledcor Industries, completed in early 2005 -the architect is James K. Cheng. Aspac Developments has started construction on Harbour Green Place, consisting of 3 towers of 23-, 30- and 35-storeys. One Harbour Green, which contains 57-units, at 1169 W. Cordova began construction late Fall 2003 and is expected to complete Nov 2005. Two Harbour Green, a 30-storey tower at 1139 W. Cordova, will contain 71-units and is expected to start construction in Sep 2005. Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: 2007
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 240

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2. Mainland/Southwest

Vancouver

Collingwood Village Condominiums

Concert Properties Ltd. Ph: (604) 688-9460

Development on Vaness adjacent to Joyce St Skytrain station will include 2,800 residential units on 14 ha, to be developed in phases. Completed towers and low rises in the first three phases include the Melbourne, Alexander, McGregor, Wessex Gate, Earle's Court, Remington, Centro, Bradford, Emerald Park Place, Amberleigh, Millenio, and Nexus. Phase 4: Latitude, a 24-storey concrete high rise with 244-units, is located at 3663 Crowley Dr. It started construction in Jun 2003 and completed in Mar 2005. Architect for Latitude is Rafii Architects Inc & Henry Richard Architect. Brio, a 61-unit low rise, also completed in Mar 2005. Urba, a 26- and 4-storey building which will contain 252-units and be located at 5380 Oben St, is under construction and expected to complete in Nov 2005. Plans also include 267 parking spaces in four levels of underground parking. Architect for Urba is Lawrence Doyle Architects Inc. & Henry Richard Architect. The last tower, Circa, will contain 205-units and 192,300 sq ft of condominium and townhouse space in a 22-storey building on Crowley Dr, and started construction in Dec 2004. Additional amenities include 248 parking spaces in two levels of underground parking and an amenity facility which will contain a lounge, kitchen and gym. Architect for Circa is Lawrence Doyle Architect Inc. & Richard Henry Architect. Development also includes the Collingwood Neighbourhood House, which includes an 8,000 sq ft gym and 69-space daycare centre, community police station and Collingwood Elementary School, which are complete.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 1997
Project ID: 225

Start: 1994
Finish: Nov 2006
Last Update: Mar 2005

Vancouver

International Village Phase 2

Henderson Development Canada Ph: (604) 689-8898

Second stage of the International Village development at the northern end of the former Expo site just west of Chinatown, bound by Pender, Keefer, Abbot and Taylor Streets (500 Abbott St) which includes 300,000 sq ft of commercial space and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court, several restaurants, and a 23-storey tower which are complete. Two high rises of 25- and 31-storeys and a 6-storey low rise, called Firenze, located at 600 Abbott in the southeast quadrant of the site, started construction in Fall 2004. Firenze has 457 units. Website: www.firenzeliving.com

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 210

Start: Fall 2004
Finish: Oct 2006
Last Update: Dec 2004

Vancouver Area

UBC - University Town

University of British Columbia Ph: (604) 822-6400

Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Neighbourhoods include residential, commercial and institutional buildings. Neighbourhood Plans have been approved for the Mid-Campus (Hawthorn Place) and Theological (Chancellor Place) neighbourhoods. Mid-Campus initiatives completed by UBC Properties Trust include Hawthorn Lane I, II and III, containing 149-units of apartments and townhomes, Hawthorn Green, 10 townhouses, and Co-Development I, containing 10 townhouses, and completed in Summer 2004. Co-Development II, named Logan Lane, contains 61 townhomes in five 2-storey buildings, and started construction in May 2004, with completion expected in May 2005. North of Mid-Campus are the Marine Towers, an institutional housing project that contains a 5-storey 65-unit building and 19-storey 151-unit tower, which are located on SW Marine Dr and expected to complete construction in Sep 2005. Market housing developments in the Mid-Campus Neighbourhood include the Westchester Townhouses by Ledingham MacAllister, which contain 28-units and completed in Summer 2004. As well, Journey, an 80-unit apartment development that completed in late 2004, and Reflections, a 4-storey, 77-unit condominium building which started in Summer 2004 and is expected to be completed in Aug 2005, are being developed by Adera Development Corp. Somerset, an 18-home duplex project by Ledingham MacAllister is under construction and expected to complete in Spring 2006, and Promontory, an 18-storey, 95-unit apartment project by Polygon Homes, is under construction and expected to complete in Summer 2005. The Theological/Chancellor Neighbourhood has four market housing developments under construction. esse Garden Homes contains 23 garden flats and townhomes by Wesbrook Projects Ltd and is expected to complete in Jun 2005. Four developments by Intracorp Development Ltd include the Chancellor House, which contains 45 apartments and 10 townhouses and is expected to complete Summer 2005, and Argyll House East and West, which contain 84 apartments and townhouses and is expected to complete in Jun 2006. Folio at Chancellor Place is a 58-unit, 4-storey wood-frame development near the School of Theology on Chancellor Blvd which started construction in early 2005 and is expected to complete in Spring 2006. Three institutional and theological precinct housing projects that completed in late 2004 are the VST Residential Housing, a 38-unit student housing project, the Carey College, a 5-storey residences building with classrooms, cafeteria, boardrooms and market housing apartments, and the Iona Building - Vancouver School of Theology project, which included extensive interior renovations. Somerville House, a 38-unit student residences building, completed construction in Summer 2004. The University Boulevard Neighbourhood Plan, which will include a below-ground transit station, relocation of the Empire Pool, rental market housing, and commercial and academic space, was adopted in Jan 2004. The $100 million, 7.2 ha Boulevard Neighbourhood project is currently undergoing an architectural competition, with the winner to be announced in May 2005. 52 teams submitted expressions of interest and were shortlisted to three in Jan 2005. The neighbourhood plan for the East Campus Neighbourhood has received approval-in-principle. University Apartments, 268-units of apartments and townhouses, was a project in this neighbourhood that completed between 1991 and 1998. Planning has not begun on the Thunderbird and Gage South neighbourhoods. The North and South Campus neighbourhoods are in the planning and consultation process. Hampton Place, 970-units of apartments and townhouses, was a project in this neighbourhood that completed between 1990 and 1998. Liberta - West Point Grey is a development by Amacon on UBC endownment lands, located at 2780 Acadia St, which includes 40 townhouses and fourteen 3-level duplex homes. Construction on Liberta started in Summer 2003 and is expected to complete in May 2005. Architect for Liberta is Gomberoff Bell Lyon Architects Group Inc. Galleria is a condominium and townhouse development by Orca West Developments Ltd located on UBC endowment lands. It includes 95-units in four 4-storey buildings, which are expected to complete in Fall 2006. A fifth building with 45-units may also be developed in the future. Architect for Galleria is Ankenman Marchand Architects. Website: www.universitytown.ubc.ca

Status: Construction started
Est. Cost ($ million): 350
First Entry: Sep 2003
Project ID: 1008

Start: 1999
Finish: Summer 2015
Last Update: Mar 2005

West Vancouver

Seascapes Townhouses

United Properties Ltd. Ph: (604) 736-3864

100-units of 2- and 3-storey townhouses to be built in four phases on Ansel Pl. Phase 1, 24 townhouses, completed in Summer 2004. Phase 2, 18 townhouses, is under construction and expected to complete in Fall 2005. Phase 3, 16 townhouses, has recently started construction. Phase 4 will contain 48-units of townhouses. Architect: Studio One Architects. Website: www.seascapestownhomes.com

Status: Construction started
Est. Cost ($ million): 48
First Entry: Sep 2004
Project ID: 1176

Start: Summer 2003
Finish: 2007
Last Update: Mar 2005

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West Vancouver

Water's Edge Residential Development
Millenium Development Corporation Ph: (604) 688-2300
79-unit residential development at 540 to 626 Clyde Ave on the Park Royal Hotel site includes three 5-storey buildings of approx 117,000 sq ft. Rezoning has been approved. Architect: Robert A.M. Stern Architects/Lawrence Doyle Architect Inc. Website: www.at-watersedge.com

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 23 — Finish: Late 2005
First Entry: Dec 2003 — Last Update: Mar 2005
Project ID: 1029

West Vancouver

StoneCliff Residential Development
Concert Properties Ltd. Ph: (604) 602-3713
Three 15-storey residential towers to be built above the Upper Levels Hwy. Construction completed on tower 1 in Summer 2004, and tower 2 in Feb 2005. Phase 3, which includes a 3,300 sq ft amenity building with a fitness centre and whirlpool, is currently under construction. Architect: Howard Bingham Hill Architects. Website: www.DiscoverStoneCliff.com

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 45 — Finish: Sep 2005
First Entry: Sep 2002 — Last Update: Mar 2005
Project ID: 837

Whistler

Nita Lake Lodge
David Ehrhardt/John Haiback/Bryce Chapman Ph: (604) 938-4270
A 4-storey, 80-room hotel with a restaurant and lounge. Plans also include a train station, employee housing, and 14 single-family homes. Architect: IBI Group Architects.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 56 — Finish: Spring 2006
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1085

Whistler

Pan Pacific Village Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
Development of a 9-storey, 83-suite hotel in Whistler Village. Additional amenities include a lounge, 25 yard lap pool, 2 hot tubs, 3 spa suites, workout facilities and 930 sq ft of meeting space.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: May 2005
First Entry: Jun 2003 — Last Update: Dec 2004
Project ID: 948

Whistler

Four Seasons Private Residences - Discovery Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
37-unit strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort, to be managed by Four Seasons.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 36 — Finish: May 2005
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 920

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-6300
Creekside redevelopment includes 3 residential buildings - Legends and the First Tracks Lodge have been completed. Club Intrawest is expected to start construction in Apr 2005. Franz's Trail, a commercial development, is complete, as well as a parkade.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Mar 2005
Project ID: 417

White Rock

Peace Arch Border Crossing Replacement
Canada Border Services Agency Ph: (604) 538-3602
Replacement of current Peace Arch border crossing with a 2-storey, 3,100 sq m building. New facility will have ten lanes, an increase from seven. First stage is constructing temporary facilities while the old building is being demolished.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 26 — Finish: 2008
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1330

STATUS: COMPLETED

Langley

Denim Townhouses
Adera Development Corp. Ph: (604) 684-8277
208 townhouses in 2- to 3-storey buildings located at 7179 - 201 St and 20033 - 70th Ave. Additional amenities include the Polo Clubhouse and a gymnasium.

Status: Completed — Start: Spring 2003
Est. Cost ($ million): 25 — Finish: Mar 2005
First Entry: Sep 2004 — Last Update: Mar 2005
Project ID: 1166

New Westminster

Uptown Condominiums
Appia Developments Ph: (604) 294-2742
Development of a 20-storey, 110-unit condominium building at 615 Hamilton St and 740 and 760 Sixth St. Project also includes 4,400 sq ft of commercial space. Architect: Dikeakos and Cotter Architects.

Status: Completed — Start: Summer 2003
Est. Cost ($ million): 40 — Finish: Early 2005
First Entry: Dec 2001 — Last Update: Mar 2005
Project ID: 782

Richmond

Springbrook Estates at the Hamptons Townhouse Development
Cressey Development Corp. Ph: (604) 683-1256
Development of 97-units of 2-storey townhouses constructed in three phases at 6300 Birch St, 9760 Ferndale Rd and 9771 Alberta Rd (DP 02-221259). Architect: Raymond Letkeman Architect Inc. Website: www.springbrookestates.com

Status: Completed — Start: Aug 2003
Est. Cost ($ million): 25 — Finish: Early 2005
First Entry: Jun 2003 — Last Update: Mar 2005
Project ID: 952

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2 Mainland/Southwest

Surrey

Access Lofts and Condos (100 - 10866 City Parkway)
Intracorp Developments Ph: (604) 801-7000
A four phase 265-unit condominium project. The buildings are 5-storeys high, with the 5th storey providing a loft component for units on the 4th floor. Phase 1 and 2 are completed. Phase 3, which has 91-units, and Phase 4, completed in late Mar 2005. Architect: W.M. Moroz. Website: www.accessliving.ca

Status: Completed
Est. Cost ($ million): 35
First Entry: Mar 2004
Project ID: 1058

Start: 2000
Finish: Mar 2005
Last Update: Mar 2005

Vancouver

Portico Condominium Development
Bosa Development Corp. Ph: (604) 294-0666
Development located at 2198 and 2298 Granville St on a 6 acre site which includes two 11-storey towers, a 13-storey tower, a 5-storey building comprising fourteen 2-1/2 storey townhouses and 6-storey mid rise, and some commercial units. Phase 1: two 11-storey towers are completed. Phase 2: The Siena, a 15-storey tower and a 5-storey, 14-unit townhouse building was completed in Summer 2003. Phase 3: The Verona, a 19-storey tower and 5-storey mid rise apartment, has recently completed. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Completed
Est. Cost ($ million): 125
First Entry: Dec 1997
Project ID: 148

Start: Spring 1998
Finish: Feb 2005
Last Update: Mar 2005

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Thompson/Okanagan Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2003) : 5.2
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

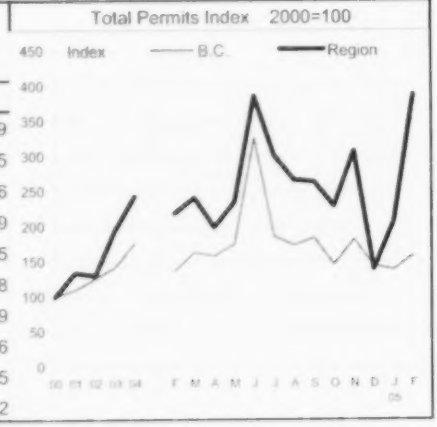
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	76.1	37.8	79.7	60.0	29.5	305.1	98.8	0.553	0.166	0.719	1976
1981	24.2	73.2	43.1	98.4	69.0	39.6	347.5	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	354.0	135.9	0.422	0.229	0.652	1986
1991	25.2	71.2	33.4	118.5	85.8	62.0	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.3	39.2	136.6	106.6	74.6	467.7	184.1	0.392	0.264	0.656	1996
2001	22.8	82.9	44.2	128.8	122.6	84.2	485.4	198.4	0.358	0.285	0.642	2001
2006	21.8	74.6	50.4	124.3	140.2	92.2	503.3	221.0	0.306	0.293	0.599	2006
2011	24.9	69.9	48.3	136.8	153.6	100.5	534.0	242.9	0.280	0.297	0.577	2011
2016	27.0	72.4	44.9	154.3	157.1	114.3	570.2	263.5	0.279	0.321	0.600	2016
2021	27.4	79.9	40.9	168.0	158.6	130.3	605.1	279.1	0.292	0.355	0.647	2021
2026	27.0	84.4	43.6	170.1	164.7	147.7	637.5	294.4	0.295	0.390	0.685	2026
2031	26.7	85.7	48.5	164.8	180.5	161.1	667.3	312.3	0.286	0.409	0.695	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	575.2	184.4	47.3	101.2	35.9	390.8	3,649
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	435.5	181.9	17.0	99.5	65.4	253.6	2,296
2000	397.0	181.0	30.2	96.2	54.6	216.0	1,729
2001	531.3	247.1	17.4	159.4	70.2	284.2	2,235
2002	516.0	153.2	23.4	94.2	35.6	362.8	2,708
2003	774.3	235.5	49.2	116.2	70.1	538.7	3,729
2004	963.7	235.8	30.5	135.3	70.0	727.9	4,496
YTD Feb '04	115.1	25.9	2.2	17.0	6.6	89.2	575
YTD Feb '05	196.7	47.3	4.2	25.6	17.5	149.4	962



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Thompson/Okanagan Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Thompson/Okanagan		**485,423**	**490,906**	**496,369**	**502,819**	Merritt	C	7,396	7,406	7,407	7,496
Kelowna	C	100,495	102,259	104,688	105,621	Spallumcheen	DM	5,358	5,385	5,404	5,633
Kamloops	C #	80,656	81,231	81,282	81,699	Peachland	DM	4,857	4,984	5,046	5,077
Vernon	C #	34,957	35,146	35,503	35,548	Osoyoos	T	4,483	4,505	4,621	4,599
Penticton	C	32,340	32,519	32,865	32,868	Armstrong	C	4,442	4,496	4,494	4,492
Salmon Arm	DM	15,873	15,915	16,176	16,466	Golden	T	4,195	4,297	4,334	4,373
Summerland	DM	11,181	11,284	11,479	11,776	Oliver	T #	4,409	4,440	4,420	4,367
Lake Country	DM	9,672	9,740	9,905	10,064	Enderby	C	2,941	2,973	2,996	3,015
Coldstream	DM	9,504	9,618	9,803	9,896	Sicamous	DM	2,839	2,888	2,899	3,014
Revelstoke	C	7,827	7,910	7,877	7,911	Princeton	T	2,724	2,740	2,749	2,684

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism. Phase 1, two primary ski runs, is already completed. Master plan includes ski runs, a fixed-lift, powder ski training facility, heli-pads, year-round trails and golf course and accommodation facilities. The development will include a 100-room hotel, clubhouse at the new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings, and single-family units. Master Plan has been approved and the Master Development Agreement will follow.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1999
Project ID: 629
Start: Jun 2006
Finish: 2010
Last Update: Sep 2004

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed water power project near Boston Bar with up to 44 MW in combination with the nearby Log Creek water power project (see separate entry). Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 935
Start: ?
Finish: ?
Last Update: Mar 2005

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed run-of-river hydroelectric project approx 15 km northwest of Boston Bar in the Nahatlatch River watershed. Project may be submitted for the next BC Hydro call for power, expected in Summer 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 713
Start: ?
Finish: ?
Last Update: Mar 2005

Kamloops

Kamloops Waterfront Hotel
City of Kamloops Ph: (250) 828-3548
The City of Kamloops is exploring the potential for a four-star waterfront hotel and convention centre. Two proposals were submitted in response to the Citys call for Expressions of Interest. One of the proposals includes 160-rooms, convention facilities, a health spa, 200-seat restaurant, retail stores, marina and river-front entertainment facility. A public open house was held on Mar 31, 2005 and a public hearing is scheduled for rezoning on Apr 5, 2005.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1281
Start: ?
Finish: ?
Last Update: Mar 2005

Kamloops

University College of the Cariboo Expansion - Thompson Rivers University
University College of the Cariboo Ph: (250) 828-5000
An expansion of the University College of the Cariboo campus in Kamloops and renaming of the institution to the Thompson Rivers University. The Open University and Open College have amalgamated into this institution. Plans include a 550-bed student housing complex for which a Request for Proposals was issued, and closed in Fall 2004. The university has recently finished finalizing a contract for the development, construction and operation of the approx 190,000 sq ft student housing complex with a consortium consisting of Campus Living Centres Inc., Moffat Kinoshita Architects and PCL Westcoast Construction. An expansion on the old main building will also be constructed, as well as a new library. Plans also include expansion at some of the other campuses. Final design for work on the Williams Lake campus is nearly complete and is expected to go to tender in late Apr 2005. Request for Proposals to design and build a warehouse and expansion of the print shop at the Kamloops campus is also expected in late Apr 2005. Website: www.cariboo.bc.ca

Status: Proposed
Est. Cost ($ million): 65
First Entry: Dec 2004
Project ID: 1225
Start: Apr 2005
Finish: Aug 2006
Last Update: Mar 2005

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
City is conducting a liquid waste management process and are considering various wastewater treatment plant options. Detailed planning started in early 2002. Pre-design work is underway, and plant options are being examined with a decision expected to be made in late Apr 2005. Detailed design will then follow. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2000
Project ID: 674
Start: Summer 2006
Finish: Late 2007
Last Update: Mar 2005

Kamloops

Saddleback Hills
Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single-family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. Project was on hold, but is reactivating. Subdivision application for the first phase has been submitted.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 262
Start: ?
Finish: ?
Last Update: Mar 2005

Kelowna

Ethanol Plant
Okanagan Biofuels Ph: (250) 766-9044
Proposed ethanol plan to produce 115 million litres of ethanol annually on the Hiram Walker site on Jim Bailey Rd. Funding and permits have been secured.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1331
Start: Spring 2005
Finish: Early 2006
Last Update: Mar 2005

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3. Thompson/Okanagan

Kelowna

Denver Carrington Place
Denver Carrington Ph: (250) 861-8488 (Owner's Representative)
Proposed 3 phase, 125-unit development to be located on Carrington Rd on the Vintage Hills Golf Course. Phase 1 will include 19 townhouses and an outdoor pool. Phase 2 consists of 36-units in a 4-storey building. Phase 3 consists of 70-units and fitness facilities in a 9-storey building. Project has been cancelled

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1236
Start: Summer 2005
Finish: Summer 2008
Last Update: Mar 2005

Kelowna

Lawson's Landing Residential/Commercial Development
Westcorp Properties Inc. Ph: (780) 431-3300
Proposed development on a 4 acre site to include 550 residential units in three condominium towers of 16-, 24- and 28-storeys. A 20-storey hotel containing 225-rooms, called the Blackwood Hotel, is also proposed. Plans include 75,000 sq ft of commercial space to be located on the main floor of the development. Additional amenities include approx 900 parking spaces in an underground parkade, a public plaza, boardwalk, pier and 100-boat temporary moorage area. Architect: Kasian Kennedy Architecture Inc. Revised plans were submitted in Mar 2005.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2004
Project ID: 1260
Start: Oct 2005
Finish: 2009
Last Update: Mar 2005

Kelowna

Pinnacle Pointe
Pointe of View Developments Ph: (403) 571-8400
Proposed residential development containing 166 condominium units in two 4-storey buildings. Additional amenities include fitness facilities and an outdoor pool and hot tub. Development permits have been approved. Architect: David Simons Architects. Website: www.pinnaclepointe.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1242
Start: Jun 2005
Finish: Early 2006
Last Update: Mar 2005

Kelowna

The Lofts Downtown
Woodfield Development Corp. Ph: (250) 712-9800
Proposed 11-storey concrete high rise containing 46-units to be located on Ellis St in Kelowna's Cultural District. Greyback Construction Ltd are the contractors for this project. Architect: New Town Architectural Services. Website: www.theloftsdowntowr..ca

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1267
Start: Spring 2005
Finish: Early 2006
Last Update: Mar 2005

Kelowna

Vintage Landing Resort
G Group of Companies Ph: (250) 763-4444
Plans on a 867 acre site include a 1000-unit resort in the form of a boutique hotel and bungalows, retail facilities, a health and wellness centre, convention space, a 16 ha vineyard and winery, 18-hole golf course, marina and beach club. The Official Community Plan was amended. Plans are preliminary.

Status: Proposed
Est. Cost ($ million): 477
First Entry: Mar 2004
Project ID: 1097
Start: ?
Finish: ?
Last Update: Mar 2005

Kelowna

Central Okanagan Bypass
Kelowna City Ph: (250) 763-6011 (City of Kelowna)
Plans for the design and construction of the first phase of the North End Connector, now referred to as the Central Okanagan Bypass, between Ellis St and Spall Rd. Running along the existing Clement Ave, from Gordon Dr to High Rd, Clement Ave will be upgraded at intersections and along the frontage of new development. Further phases of the bypass, which will include the new four-lane roadway traveling underneath the bridge on Bernard Ave before intersecting with Spall Rd, are expected to be in place within the next 20 years, which will extend from Spall Rd to McCurdy Rd. Finish date is for the first two phases.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1051
Start: Jun 2005
Finish: Late 2006
Last Update: Mar 2005

Kelowna

Mission District Park - Aquatic Facility
City of Kelowna Ph: (250) 860-5828
Options are being explored for a proposed aquatic centre to include 25 to 50 m lengths, children's play facilities, waterslide and commercial spaces. Public consultation is completed. City is currently proposing to develop the aquatic centre with an indoor/outdoor waterpark, 50 m length competition size pool, and a major fitness centre. City will be issuing a Request for Qualifications later in the year for a proponent to design and build the facility.

Status: Proposed
Est. Cost ($ million): 33
First Entry: Dec 2003
Project ID: 1030
Start: 2007
Finish: 2008
Last Update: Mar 2005

Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of a mixed use, multi-family development of approx 1,700 dwellings for 3,500 residents on a 23.5 ha site bounded by Sunset Dr, Gaston Ave and Ellis St in Kelowna's downtown area. Project would include up to 880 homes in up to 21-storey towers and 4-storey apartment and condominium buildings, and renovation of the existing CN Station. Parcels are being sold and developed separately. Brandt's Creek Crossing is a neighbourhood section of Canada Land's overall development. Cascadia Pacific Developments is planning to develop a 20-storey tower called Icon on Sunset Dr in Brandt's Creek Crossing, which will include condominiums and 15 townhouses, and is expected to start construction in late Spring 2005. Website: www.city.kelowna.bc.ca & www.brandtscreek.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 1998
Project ID: 363
Start: Spring 2005
Finish: 2012
Last Update: Mar 2005

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Kelowna

Okanagan Lake Bridge Expansion
BC Ministry of Transportation Ph: (250) 356-1861
election of the preferred proponent is expected in Apr 2005. The contractor is expected to begin construction in Summer 2005. In addition to the bridge, two interchanges valued at $25 million will be built on the west side of the bridge. Website: www.okanaganlakebridge.ca

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 1997
Project ID: 272
Start: Mar 2005
Finish: Spring 2008
Last Update: Mar 2005

Lytton

Kwoiek Creek Water Power Project
Kwoiek Creek Resources Inc. Ph. (250) 455-2279
Proposed 80 MW hydroelectric facility on Kwoiek Creek near Lytton. Review conducted under the BC Environmental Assessment Act extended to allow the proponent to submit outstanding information by Sep 2006.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Dec 2000
Project ID: 711
Start: ?
Finish: ?
Last Update: Mar 2005

Merritt

Juliet Creek Resort
Westscapes Developments Ph: (403) 802-2800
Proposed ski hill and four-season recreational development 140 km east of Vancouver in the Coquihalla Pass on an approx 200 ha site. Plans include ski lifts, an 18-hole golf course, aquatic centre, spa, conference facilities and approx 2,500 residential units. Plans are very preliminary.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Mar 2005
Project ID: 1366
Start: ?
Finish: ?
Last Update: Mar 2005

Merritt

Sagebrush Golf and Sporting Club
Richard Zokol Ph: (250) 378-4224 (City of Merritt)
Proposed development to include an 18-hole golf course designed by Richard Zokol and Rod Whitman, 31 single-family homes, cottages and a lodge on a 126 ha site. Website: www.sagebrushgolf.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1372
Start: Spring 2005
Finish: 2011
Last Update: Mar 2005

Merritt

Siwash/Elk Gold Mine
Almaden Minerals Ph: (604) 689-7644
Proposed gold mine on a previously mined property near Merritt is in the exploration phase to assess new veins. New 7,000 m drill program on the deposit began in Jun 2004, which was designed to focus on increasing the resource along strike and at depth. Expected to apply for permits in 2005/2006. Website: www.almadenminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1124
Start: Summer 2006
Finish: Summer 2007
Last Update: Dec 2004

Merritt

Okanagan Connector - Highway 97C/5A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Plan to improve the highway by four-laning 8.3 km from Darcia Lake to Courtney Lake has completed the functional design stage. Project is currently in the detailed design stage. Tendering expected in Fall 2005.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2004
Project ID: 1093
Start: Late 2005
Finish: Fall 2006
Last Update: Dec 2004

Merritt

Active Mountain Resort
Active Mountain Entertainment Corp. Ph: (604) 525-3330
Extensive development for the current site of the Merritt Mountain Music Festival includes a 150-room hotel and convention centre, 200 houses, 95 townhomes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex. Plans also include a 6,000-seat amphitheatre, outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, brewery, 7 acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, gas station, botanical gardens, and virtual-reality rides and games, campsites and parking for 5,000 cars. Lot A (148 acres) has been annexed to the City. Thompson Nicola Regional District approved rezoning of Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) has received approval from the Agricultural Land Commission. Zoning is in place. Site servicing and road construction is underway. Website: www.activemountain.com

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2000
Project ID: 716
Start: Summer 2005
Finish: 2009
Last Update: Mar 2005

Near Ashcroft

Ashcroft Ranch Landfill
Greater Vancouver Regional District Ph: (604) 432-9352
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. Public comment period completed in Oct 2004 and environmental, economic, social, heritage and health studies are underway. Application for an Environmental Assessment Act certificate was submitted in Summer 2004 and a decision is expected to be made on Mar 31, 2005. Website: www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Project ID: 816
Start: Summer 2005
Finish: Summer 2006
Last Update: Mar 2005

Okanagan Falls

Ramada Skaha Lakeside Resort
Ramada Owners Group
Ph: (250) 492-0237 (RD of Okanagan-Similkameen)
A proposed 4-storey, 130-room hotel on Seventh Ave in Okanagan Falls, 26 km from Penticton. Project would create 20 full-time and 80 seasonal jobs once project is complete. Public hearing held Oct 6, 2004. Rezoning and development permit application have been submitted.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1173
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

3. Thompson/Okanagan

Oliver Region

Il Villaggio d'Asolo
Asolo Development Corp. Ph: (604) 871-4329
A mixed-use community based on agricultural activities is proposed for approx 265 ha of the Covert Farm, 5 km outside of Oliver. The 5.2 ha village will serve tourists and residents with 1,700+ bed units in the form of hotel or time-share units, condominiums, villas, and farm clusters. Plans also include vineyards, wineries, art galleries and restaurants. An ALR application and rezoning are required. Phase 1 expected to start construction in late 2005. Architect: Hulbert Group. Website: www.asolo.ca

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 2004
Project ID: 1057
Start: Late 2005
Finish: 2008
Last Update: Dec 2004

Osoyoos

Village on the Lake
VOTL Development Ltd Ph: (403) 244-8818 (Architect)
Proposed development to include 32-units of townhomes and condominiums, 12 resort villas, a 55-room hotel, 5 commercial/retail spaces, and lounge facilities located on approx 5 acres. Plans also include 2 pools, games room, a fitness centre, and a private pier with boat moorage for residents. Architect: Arup Datta Architect Ltd. Website: www.villageonthelake.ca

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1313
Start: Apr 2005
Finish: Summer 2007
Last Update: Mar 2005

Penticton

South Okanagan Event Centre
City of Penticton Ph: (250) 490-2501
Proposed multi-use facility which will be able to accommodate trade shows, concerts, hockey games, rodeos and other activities to be located within Queens Park. Plans include a facility with 3,500 to 4,000 fixed seats, an international size floor, community area with a regular-sized ice sheet, a restaurant and BC Hockey Hall of Fame, and gallena that connects the new facilities to the current community centre, Penticton Trade and Convention Centre, and Memorial Arena. Project will add 50,000 sq ft of floor space for the trade centre. Currently seeking funding.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1335
Start: Fall 2006
Finish: 2008
Last Update: Mar 2005

Penticton

Penticton Secondary School Replacement
School District 67 (Okanagan Skaha) Ph: (250) 770-7713
Replacement of the existing secondary school with a new 1,500 student capacity, 13,685 sq m school. Feasibility study underway to confirm whether the school should be replaced or renovated. Funding is approved.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2004
Project ID: 1153
Start: ?
Finish: ?
Last Update: Dec 2004

Penticton

Large Adaptive Reflector Radio Telescope
National Research Council of Canada Ph: (250) 493-2277
The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 m in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 m above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. Currently working on a prototype of the telescope. This proposal is very preliminary.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 977
Start: 2009
Finish: 2010
Last Update: Sep 2004

Revelstoke

Mount MacKenzie Ski Resort
Mount MacKenzie Resorts Ltd.
Ph: (250) 426-1743 (Land and Water BC)
Proposed all-season ski resort near Revelstoke with 25 lifts, 100 ski and snowboard trails, and 16,000 beds to be built in five phases. The $100 million Phase 1 will include the construction of 5 chairlifts and 300- to 400-units of housing. The new resort will have a vertical drop of 1,945 m, the highest in North America. Approx 369 acres of private land at the base is slated to have an 18-hole golf course, a commercial development, and a residential development to include 556 single-family homes, 834 townhomes, 1,471 condominiums and several hotels. The Province gave approval to the project in early Dec 2004. A Master Development Agreement between the developer and the Province was signed in Mar 2005. Project is forecasted to create 1,300 construction jobs and 1,400 permanent jobs. Website: www.skirevelstoke.com

Status: Proposed
Est. Cost ($ million): 800
First Entry: Mar 1999
Project ID: 557
Start: ?
Finish: ?
Last Update: Mar 2005

Vernon

Outback Resort
ProTech Consultants Ltd (Owner's Representative)
Ph: (250) 860-1771 (Owner's Representative)
Proposed resort and residential development on a 22.25 ha site in the Okanagan Landing area to include 186 residential units in the form of cottages, cabins and townhouses. Plans include a 2-storey, 2,400 sq ft lodge to contain a lounge, library, meeting and activity space, and a spa. Project will also include a single storey, 1,500 sq ft commercial building, as well as swimming pools and tennis courts. Very preliminary.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1367
Start: ?
Finish: ?
Last Update: Mar 2005

Vernon

Strand Lakeside Resort
David Murphy & Doug Frey Ph: (250) 545-1361 (City of Vernon)
Proposed resort development to include a hotel, convention centre, spa, amphitheatre and approx 40,000 sq ft of commercial space.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1365
Start: Jun 2005
Finish: Summer 2006
Last Update: Mar 2005

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Vernon

The Rise Resort and Residential Development
Okanagan Hills Development Corp.
Ph: (250) 545-1361 (City of Vernon)
A major golf course with resort and residential accommodation is proposed. The neighbourhood plan and rezoning bylaw have been accepted by council. Located above Bella Vista, the resort consists of 735 acres and will include a Fred Couples-designed 18-hole golf course, commercial winery, retail village, 550 hotel suites and cottages, and 660 single-family homes and townhouses. Plans also include tennis and equestrian centres. Phase 1 includes the golf course, vineyards, and 100 building lots and 45 villas, for which site preparation and construction of roads is underway.

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Sep 2003
Project ID: 1003
Start: Spring 2005
Finish: 2013
Last Update: Mar 2005

Vernon

Kristall Resort and Spa
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 150-room hotel, 20,000 sq ft wellness spa and conference centre to be developed in 2 phases is integrated with the summit and existing reservoir. Also included is 4,500 sq ft of commercial space. The City of Vernon approved rezoning and the Community plan. Building permit application is currently under review. Site preparation and servicing is currently underway. Architect: Cannon Johnston Architecture Inc. Website: www.vernon.ca

Status: Proposed
Est. Cost ($ million): 70
First Entry: Jun 2003
Project ID: 965
Start: Spring 2005
Finish: Spring 2007
Last Update: Mar 2005

Vernon

Turtle Mountain Residential Development
DC Properties Ltd. Ph: (604) 864-8586
Proposed development on Turtle Mountain located west of the city to include 1,760-units of single-family homes, townhouses and apartments. Rezoning application has been submitted, and a public information meeting was held. Public hearing is expected to be held in Summer 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 771
Start: ?
Finish: ?
Last Update: Mar 2005

Westbank

Westbank Water Treatment Plant
City of Kelowna Ph: (250) 763-6011 (City Kelowna)
Proposed plant to treat water with clarification, filtration and the reduced application of chlorine, to be located on Powers Creek.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1351
Start: Summer 2005
Finish: Late 2006
Last Update: Mar 2005

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (250) 768-5189
3,800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos, 18-hole golf course, day lodge, restaurants, and conference centre. Proposal includes 11 new ski lifts. The Master Plan for overall development was approved in 2002. Master development agreement was completed Aug 2003. Project has all provincial approvals. Rezoning is being pursued. Golf course is expected to start construction in Summer 2005. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Project ID: 581
Start: Summer 2005
Finish: 2011
Last Update: Mar 2005

STATUS: ON HOLD

Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp.
Ph: (250) 495-6195 (City of Osoyoos)
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge to be developed in two phases. Project has been put on hold while alternative plans are considered. Architect: Cornerstone Architects.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 2003
Project ID: 976
Start: ?
Finish: ?
Last Update: Mar 2005

Salmon Arm

Edgewater Lakeside Living
688190 BC Ltd Ph: (250) 832-7400 (Architect)
A proposed 55-unit, 5-storey condominium building located at 555 Harbourfront Dr. Additional amenities include a workshop, fitness room and rooftop gardens. Project is on hold while the developer is in negotiations to sell the project. Architect: Hermanski Bernd Architect Inc. Website: www.edgewaterliving.ca

Status: On hold
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1164
Start: ?
Finish: ?
Last Update: Mar 2005

Yale

Inland Pacific Connector Pipeline
Terasen Pipelines Inc. Ph: (604) 576-7300
Proposed 237 km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended. The project is being deferred due to market conditions but information sharing and consultation is ongoing. Website: www.terasengas.com

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Project ID: 724
Start: ?
Finish: ?
Last Update: Mar 2005

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STATUS: CONSTRUCTION STARTED

Golden

Border Infrastructure Project
—Kicking Horse Pass Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project will be constructed in phases. Phase 1, which included replacement of the Yoho Bridge, and upgrading 3.2 km of the Trans-Canada Highway from 2 lanes to 4 lanes, completed in Sep 2004. The $23 million bridge replacement contract was awarded to Peter Kiewit Sons Ltd. Project also includes realignment of a 1.2 km section of four-lane highway to the east of the Yoho (Five-Mile) Bridge. This contract was awarded in Jul 2004 and the work is expected to be completed in 2006. Phase 2 involves replacing the 10 Mile (Park) bridge, upgrading and reconfiguration of 4.5 km on the approaches to either side of the new bridge. Surveying, geotechnical work, environmental assessment and preliminary design have been completed on the Park (10 Mile) Bridge, where construction will begin in late 2005, with completion expected for Nov 2007. Website: www.kickinghorsecanyon.ca

Status: Construction started
Est. Cost ($ million): 125
First Entry: Mar 2003
Project ID: 919
Start: Summer 2003
Finish: Nov 2007
Last Update: Sep 2004

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (403) 245-8301
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. The 51-unit Mountaineer Lodge is under construction, with completion expected in Apr 2005. Two other condominium developments, the Black Bear Lodge, which will have commercial space on the ground floor, and the 4-storey, 46-unit Palliser Lodge are expected to start construction in Summer 2005. Partners are Grouse Mountain Resorts Ltd, Ballast Nedam International, Cardel Resorts Inc, and Palliser Lodge Ltd Partnership. Website: www.kickinghorseresort.com

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 394
Start: Spring 2000
Finish: 2008
Last Update: Mar 2005

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
The pre-feasibility study for the Afton Copper-Gold Project outside Kamloops was completed Oct 2003, and a feasibility study is nearly complete. Exploration over the past 2 years has been in a pit previously owned by Teck Cominco. Contract for the exploration decline and ancillary underground development was awarded to Ross Finlay 2000 Inc. The final contract for the exploration decline and ancillary underground development was awarded to Procon Mining and Tunnelling Ltd and excavation began in Fall 2004. Construction is underway on the portal facility. Financing is currently being arranged through a private placement. Exploration is continuing. Website: www.drcresources.com

Status: Construction started
Est. Cost ($ million): 140
First Entry: Sep 2003
Project ID: 995
Start: Fall 2004
Finish: Summer 2005
Last Update: Dec 2004

Kamloops

Trucking Service Area
Atrium Mortgage Corp/City of Kamloops/BC Government
Ph: (250) 374-1322
A truck service centre, hotel, fast-food services, an industrial park and residential development is under construction at Campbell Creek. A highway interchange at O'Connor Rd was built to replace two intersections and 2.4 km of the TransCanada were realigned from Main Rd to east of Peerless Rd. Three partners are involved - Atrium Mortgage Corp, the City of Kamloops and the BC government contributed to the highway interchange and frontage road construction. Roadwork is complete. A building permit application has been received for the truck stop, service centre and other buildings.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 1999
Project ID: 568
Start: Fall 2004
Finish: Fall 2005
Last Update: Dec 2004

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on the Six Mile Ranch site (Kamloops Lake Ranch and Country Club) on 405 ha. The project will include a golf course, designed by Tom McBroom, and practice facilities, marina, 1,100 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre.

Status: Construction started
Est. Cost ($ million): 180
First Entry: Dec 1997
Project ID: 264
Start: Spring 2001
Finish: 2010
Last Update: Mar 2005

Kamloops

Sun Rivers Community
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school, and retail and commercial space on a 460 acre site near Hwy 16. The project will eventually contain 2,000 single- and multi-family residential units, with eight phases in total. An 18-hole golf course and a driving range are complete. Construction on the clubhouse began in Summer 2004 and is expected to be completed in Jun 2005. Development of Phase 1 of the single-family units: The Fairways, a 9-townhouse unit, and the Sagewood are complete. Construction of the Mariposa and Trillium neighbourhoods are well underway. The Rosewood, which will have 60 units, is under construction, as well as the Ninth Green, a 41-unit adult community. Website: www.sunrivers.com

Status: Construction started
Est. Cost ($ million): 450
First Entry: Dec 1997
Project ID: 282
Start: 1997
Finish: 2010
Last Update: Mar 2005

Kamloops

Royal Inland Hospital Expansion
Royal Inland Hospital Ph: (250) 374-5111
Addition and alterations include construction of a 2-storey, 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million have completed construction. Redevelopment of the hospital's second floor valued at $22 million, including Phase 1 of the emergency area, and a diagnostic area, has also completed construction. Internal renovations are underway.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Project ID: 265
Start: Summer 2003
Finish: Jun 2006
Last Update: Mar 2005

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Kamloops area

Sun Peaks Ski Resort
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000-beds as part of a long-term plan to be developed in four phases. Phase 1 is complete, which included the 230-room Delta Sun Peaks Hotel and a $70 million expansion to skiing on Mt. Morrissey which opened up 600 acres of new terrain. In 2004, the chairlift capacity was doubled on this mountain. The back nine of the golf course completed in Summer 2004. Trail's Edge has 58 townhouse units and was completed Jun 2004. A 7,000 sq ft golf maintenance building began construction in Jun 2004 and completed in Fall 2004. Trapper's Landing, 40-units of townhouses, 4-plexes and duplexes, completed in Mar 2005. Stone's Throw is a two phase, 60-unit condominium development, of which Phase 1 is currently under construction and expected to complete in Dec 2005. Phase 2 is expected to start construction in Summer 2005. Woodhaven is a two phase, 48-unit condominium project, of which Phase 1 (22-units) is currently under construction and expected to complete in late 2005. The Residences at Sun Peaks is a residential development which is currently in the design stage. Website: www.sunpeaksresort.com

Status: Construction started — Start: 1993
Est. Cost ($ million): 635 — Finish: 2015
First Entry: Dec 1997 — Last Update: Mar 2005
Project ID: 284

Kamloops to Golden

Highway 1 Upgrading
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Hwy 1, the TransCanada Hwy, from Cache Creek to the Rockies. Individual projects will be approved and completed on an annual basis. Upgrade to four lanes from Broderick to Ford of a 4.2 km section, by Emil Anderson Construction, completed in Fall 2004. Construction on bridge replacement and upgrades at the Woods Overhead (1.5 km between km 51.8 and km 53.9) completed in Fall 2004 by Dawson Construction Ltd of Kamloops. Feasibility review of various concepts is complete for the East Kamloops/Valleyview traffic. Estimated cost for Cache Creek to Kamloops is $70 to $80 million. Highway re-alignment to be completed 2006. Also see separate entry for Kicking Horse Pass Hwy 1 Improvements. Total value of all Highway 1 upgrade projects is estimated at $700 million.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 134 — Finish: 2007
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 260

Kelowna

The Verve Condominium Development
Mission Group Ph: (250) 448-8810
Condominium development at 533 to 571 Yates Rd to include 414-units in eight 4-storey buildings. Construction has started on Phase 1 and 2, which include 118-units in two buildings. Amenities include an outdoor pool and beach volleyball area. Architect: David Tyrell Architect.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 40 — Finish: Early 2006
First Entry: Mar 2005 — Last Update: Mar 2005
Project ID: 1319

Kelowna

Bell Mountain Estates and Golf Resort
Bell Mountain Estates Ph: (250) 765-6898
Major development on 385 acres to include approx 800-units of single-family homes, condominiums, townhouses and quarter share villas which will be built in eight phases. Phase 1 will consist of 17 single-family lots on Henderson Dr. Phase 2 will consist of 28 single-family homes, three villa developments, including Casa Vita Villas, Tuscana Villas and Chianti Villas, which will contain single- and semi-detached villas/duplexes. Phase 2 will also include two multi-family condominium/ townhouse developments, including the Tuscan Gateway, which will be a 3-storey building containing 20- to 25-units, and Terraza Ridge, which will be 6 to 8 townhouse units and a 20- to 24-unit condominium. Plans also include the Bell Mountain Golf Course, an 18-hole, 6,700 yd course designed by Cooke Carleton International Golf Course Architects, which is under construction, and the Clubhouse which will include a practice green, outdoor skating rink, tennic court, and coffee shop. The Tuscan Sun Resort is a hotel which will contain 100-suites, a conference room, restaurant/pub, spa, gym, pool, retail space and underground parking. The Rialto Plaza 1 and 2 will be two buildings with small retail shops, offices and services with 5 residential units above each, and underground parking. Website: www.bellmountainestates.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 164 — Finish: 2011
First Entry: Dec 2004 — Last Update: Mar 2005
Project ID: 1280

Kelowna

Centuria High Rise and Commercial Development
Lake Placid Developments Inc. Ph: (250) 763-6011 (Kelowna City)
16-storey, L-shaped residential tower containing 147 condominiums and 5 townhouses at the corner of Bernard Ave and Gordon Dr, formerly the site of Peoples IGA. Project includes 45,000 sq ft of retail including a pharmacy, coffee shop, restaurant, bakery, professional office space, an 800 sq m spa, and 290 underground parking spaces. Architect: BKDI Architects.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 75 — Finish: Late 2005
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1240

Kelowna

Missionwood Retirement Resort
Pacific Sun Enterprises Ltd Ph: (250) 763-6011 (Kelowna City)
Retirement resort to be built in 2 phases with a total of 196,000 sq ft. Phase 1 consists of 87-units in two 4-storey buildings which will complete construction in May 2005, and Phase 2 is 84-units in two additional 4-storey buildings, to start in late 2005. Additional amenities include an indoor swimming pool, computer lab, hair salon, beauty parlor, theatre, and exercise room.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 20 — Finish: Late 2006
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1268

Kelowna

The Cannery Lofts
The Webster Group Ph: (250) 763-6600
60 loft-style homes bounded by Ellis and Doyle Avenues near the waterfront in Kelowna's downtown. Architects: Water Street Architecture and Meiklejohn Architects. Website: www.thecannerylofts.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 15 — Finish: Spring 2006
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1232

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Kelowna

Bellasera Tuscan Villas & Piazza
Bellasera Land Corp. Ph: (250) 765-5252
Development containing 58 villas in a 2-storey building located at 3101 Country Club Dr at the Okanagan Golf Club. Additional amenities include an outdoor pool, fitness centre, putting green and piazza. Architect: SSE Architecture. Website: www.bellasera.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Summer 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1179

Kelowna

Playa del Sol Resort
Cove Properties Ltd. Ph: (403) 273-2683
A 283-unit resort, geared towards families, located in Kelowna's Mission District to be built in two phases. The first phase will consist of building 114-units, and the second phase will be the remaining 169. Plans include pools, hot tubs, restaurants, a games room, fitness centre, meeting spaces, and a business centre. Architect: Abugov Kasper Architects. Website: www.playadelsolkelowna.com

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 50 — Finish: 2007
First Entry: Jun 2004 — Last Update: Mar 2005
Project ID: 1117

Kelowna

Mission Creek Towers
Starline Enterprises Ph: 1-800-663-5770
Two 9-storey condominium buildings containing 59-units each, located at 1966 Durnin Rd. Project is to be built in two phases. Phase 1 is expected to complete in May 2005, and Phase 2 is expected to start construction in early 2006. Architect: Points West Architecture.

Status: Construction started — Start: Nov 2003
Est. Cost ($ million): 26 — Finish: Early 2007
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1087

Kelowna

UBC Okanagan and Okanagan College
Ministry of Advanced Education Ph: (250) 952-6508
Addition of 5,500 new student spaces at a new University of British Columbia Okanagan University in Kelowna and expanded existing Okanagan College campuses in Kelowna and a number of Okanagan communities. Plans include the addition of one more floor each to the current Okanagan University College Arts and Sciences buildings, which will become the site of UBC Okanagan, and is expected to open in Sep 2005. Architect for the expansion is HMA Architects Ltd. Website: www.okanagan.ubc.ca

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 100 — Finish: 2010
First Entry: Mar 2004 — Last Update: Mar 2005
Project ID: 1099

Kelowna

Discovery Pointe Resort - 1128 Sunset Drive
Pointe of View Developments Ph: (250) 861-5225
A second tower of 21-storeys with 130-units, including townhomes, is under construction next door to Discovery Bay Resort. Additional amenities include both an indoor and outdoor pool and hot tub, a fitness room, media room, and tennis court. Website: www.pointeofview.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 50 — Finish: Jun 2005
First Entry: Dec 2002 — Last Update: Mar 2005
Project ID: 848

Kelowna

Royal Private Residence Club
RIT Royal Hotel Ph: (250) 868-5678
67 fractional and fully-owned condos in a 5-storey building are being constructed as part of the Grand Hotel complex on the Okanagan Lake waterfront on Water St. Additional amenities include a rooftop pool, fitness centre and health spa. Architect: BKDI Architecture. General Contractor: Greyback Construction Ltd. Website: www.royal-kelowna.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 45 — Finish: Spring 2006
First Entry: Sep 2002 — Last Update: Dec 2004
Project ID: 828

Kelowna

Landmark Corporate Campus
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Three buildings to house high-tech development on Dolphin Ave. The first and second building, each 6-storeys, are complete. A rezoning and development permit application have been submitted for the third building, which will be 6-storeys and 3,800 sq m.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 25 — Finish: Fall 2005
First Entry: Dec 2000 — Last Update: Mar 2005
Project ID: 702

Kelowna

Mission District Park
City of Kelowna Ph: (250) 862-3381
Development of 42 ha on Gordon Dr south of Mission Creek as a recreational area that includes hockey rinks, tennis courts, a swimming pool and commercial development (sports bar, fitness club and physiotherapy offices) over a 20 year period. Widening of Gordon Rd, Ring Rd and servicing was completed Summer 2003. Construction of twin hockey rinks was completed Sep 2003. Construction of twin indoor mulit-sport fields and a parking lot were completed in Summer 2004. An indoor running track, fitness centre, restaurant and branch library have also been completed. A Request for Qualifications for constructing the aquatic centre has recently been issued to pre-qualify potential proponents.

Status: Construction started — Start: Nov 2002
Est. Cost ($ million): 50 — Finish: 2020
First Entry: Dec 2000 — Last Update: Mar 2005
Project ID: 697

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Kelowna

The Pointe at Quail Ridge
Pointe of View Developments Ph: (250) 765-8687
Original project included phased development of approx 880 multi- and single-family units adjacent to existing single-family units, a golf course and lodge. Parts of site were then sold to other developers. Current project includes 118 condominium units in two 4-storey wood frame buildings next to the Okanagan Golf Club. Additional amenities include a pool and hot tub.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 1998
Project ID: 447
Start: Fall 2003
Finish: Apr 2005
Last Update: Mar 2005

Kelowna

Glenmore Highlands Development
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2,800 housing units made up of single-family homes, townhouses, row houses including some 3- to 4-storey apartment buildings, 10,000 sq ft of convenience commercial areas, an elementary school and a park between Glenmore and Clifton Roads. Total area is 720 ha. Phase 1 includes 450 single-family units and is under construction. Phase 2 includes the school, some commercial space and a total of 1,250 single- and multi-family units including townhouses and apartments, and is expected to start construction in Fall 2005. Rezoning for the balance of the property is complete. Architect: Ekistics Town Planning Inc.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 1998
Project ID: 267
Start: Summer 2002
Finish: 2020
Last Update: Sep 2004

Kelowna

Big White Ski Resort Expansion
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments, including a licence to build up to 22,000 bed units; presently there are approx 13,000 bed units available. Approx 330 beds were completed for the 2003/2004 season, as well as an outdoor skating rink, season pass holder 250-seat facility, four log cabins, expanded mini-snowmobile track and minor upgrades. Construction in the 2004/2005 season includes 250 single- and multi-family condo units ($100 million sale value), two new chair lifts, terrain changes, and new grooming machines. A 20 ha terrain park for professional snowboard training and competition completed in late 2004. Firelight Lodge is a two phase condominium development that is currently under construction. Phase 1, which includes 14-units, is expected to complete in Dec 2005, and Phase 2 is expected to complete in 2006. Website: www.bigwhite.com & www.firelightlodge.com

Status: Construction started
Est. Cost ($ million): 250
First Entry: Dec 1997
Project ID: 283
Start: Jun 1992
Finish: Summer 2009
Last Update: Mar 2005

Kelowna

Conservatory Towers
Vintage Properties Ph: (250) 869-1832
Proposed four structures on a 15 acre site at the corner of Glenmore Rd and Summit Dr. Four structures of 8-, 12-, 16- and 20-storeys and 2-storey townhouses for a total of 1.25 million sq ft will eventually house 1,200 people and include a 150-bed extended-care facility, 2 acre tropical indoor garden, 40,000 sq ft of commercial space and amenities. All permits have been issued. A 91-unit condominium is the first building under construction, and is expected to complete in Jun 2006.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 271
Start: Feb 2005
Finish: 2011
Last Update: Mar 2005

Merritt

Highway 97A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Upgrades on Hwy 97A at the Swan Lake interchange and Larkin Rd to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from two to four lanes from new overpass to Larkin Rd completed in Nov 2004. Phase 2: increasing from two to four lanes between Larkin Rd to Pleasant Valley Rd is in the design stage, which is expected to be complete by late Spring 2005, with tendering in Fall 2005. AEL Equipment Corp. of Merritt is upgrading 4.6 km of Hwy 97 and 97A north of Vernon.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2002
Project ID: 803
Start: Aug 2003
Finish: Fall 2006
Last Update: Dec 2004

Osoyoos

Casa del Lago Pioneer Village
Co-operators Development Corp & VanTel/Safeway Credit Union
Ph: (250) 495-8020
109 condominiums and 67 townhouses located at 7600 Cottonwood Dr on Osoyoos Lake. Project is being developed in two main phases, Phase North and Phase South. Phase North completed in late Mar 2005. Phase South is under construction. Additional amenities include an outdoor pool and a recreation centre. Architect: Hywel Jones. Website: www.casa-del-lago.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2004
Project ID: 1171
Start: Summer 2003
Finish: Summer 2006
Last Update: Mar 2005

Osoyoos

The NK'MIP Project
Osoyoos Indian Band Ph: (250) 495-2684
Development of a 1,200 acre parcel on Osoyoos Lake to include an RV park, desert heritage and interpretative centre, an 18-hole golf course, a winery, 125-room boutique hotel, and a store/gas bar with other tourist attractions. An all-season RV park with 72 fully-serviced sites is in operation. Phase 1 of the heritage centre is complete. Also completed is a 6,000 sq ft Nk'mip (pronounced Inkameep) winery and a 9-hole golf course. The Spirit Ridge Vineyard Resort (quarter share villas and condos) with a spa started construction in Dec 2004 and is expected to finish in Fall 2005. Website: www.nkmipdesert.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 698
Start: Fall 2000
Finish: Spring 2006
Last Update: Dec 2004

Peachland

Lakeshore Gardens Residential Resort
R480 Enterprises Ltd. Ph: (250) 767-5253
101 condominiums in a 3-storey building located at 3996 Beach Ave on Lake Okanagan. Additional amenities include a swimming pool, fitness and barbecue centres and meeting room. Architect: HMA Architects. Website: www.lakeshoregardens-peachland.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1169
Start: Jun 2004
Finish: Jun 2005
Last Update: Dec 2004

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Penticton

Lakeview Terraces Condominiums
Lakeview Terraces Joint Venture Ph: (250) 493-0940
50 resort-style condominiums in 4 terraced buildings at 250 Marina Way is being coordinated with a $1.5 million upgrade by the City of Penticton along the eastern portion of the Okanagan Lake waterfront. General Contractor: Greyback Construction Ltd.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1234
Start: Early 2004
Finish: Jun 2005
Last Update: Dec 2004

Penticton

Okanagan Lake Park Highway Improvements
Ministry of Transportation Ph: (250) 356-7707
Widening of a 5 km section of Hwy 97 to provide four lanes between Peachland and Summerland. Project was awarded to Emil Anderson Construction.

Status: Construction started
Est. Cost ($ million): 16
First Entry: Jun 2003
Project ID: 971
Start: Apr 2004
Finish: May 2005
Last Update: Mar 2005

Summerland

Summerland Seniors Village
Interior Health Authority Ph: (250) 862-4200
146-unit seniors care facility on a 4.5 acre site on Atkinson Rd. Project Manager: Retirement Concepts (Vancouver).

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1245
Start: Dec 2004
Finish: Oct 2005
Last Update: Dec 2004

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
76-unit luxury suite strata hotel on Lake Okanagan near Summerland beside the yacht club. Amenities include an outdoor pool, spa, barbecue area, coffee bar, and fitness room. Phase 1, the 47-unit Developer, is under construction and expected to complete in Jul 2005. Phase 2, which contains of 29-suites, is expected to start construction in late 2005. Architect: Cornerstone Architecture. Website: www.summerlandresort.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2002
Project ID: 835
Start: May 2003
Finish: Apr 2006
Last Update: Mar 2005

Vernon

White Eagle Destination Resort
ShuttleWorth Developments Ph: (250) 545-1361 (City of Vernon)
Proposed resort development to include a 100-room hotel and possibly a casino and marina on land within the Okanagan Indian Band reserve, south of Westside Rd and Hwy 97. Phase 1, which includes a 300-site RV park and campground, is under construction and expected to finish in May 2005.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1338
Start: Mar 2005
Finish: Summer 2006
Last Update: Mar 2005

Vernon

Anderson Business Park
Ph: (250) 545-1361 (City of Vernon)
The business park is located north of 48th Ave (Silver Star Rd) and east of Hwy 97 (32nd). Plans include a Real Canadian Superstore (170,000 sq ft), Home Depot, Kal Tire, A & W restaurant, Rona, retail shopping complex, call centre, bank and tourist service buildings. Construction has started on a number of buildings, including the Andres Commercial Complex and Vandevco. Development permits have been approved for the Real Canadian Superstore, Home Depot, Kal Tire and A & W restaurant and building permit applications for these buildings are currently under review.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1004
Start: Spring 2003
Finish: Spring 2006
Last Update: Mar 2005

Vernon

Middleton Mountain Neighbourhood
Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)
The Middleton Mountain Neighbourhood on the upper Kosmino lands will include single- and multi- family homes. Rezoning was approved in Jun 2004. Preliminary layout approval was given for 129 single-family and 10 multi-family dwelling lots. Subdivision application was approved.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1005
Start: Spring 2005
Finish: 2008
Last Update: Mar 2005

Vernon

Silver Star - Foothills Residential Development
Freestone Enterprises Ph: (250) 558-5842
Freestone Enterprises is taking over the development of the Silver Star Foothills residential development which includes several hundred lots with single- and multi-family homes, a village/ commercial area and park sites. Copper Mountain Place, a residential area with single-family dwellings, and the Fortress Crescent, neighbourhoods are complete. The Foothills Place and Foothills Crescent neighbourhoods are also recently completed.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1006
Start: Spring 2003
Finish: Summer 2009
Last Update: Mar 2005

Vernon

Predator Ridge Golf Resort Development
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2,120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1,200 acre site. Phase 1, a 237-unit single- and multi-family subdivision, which includes a lodge, spa and wellness centre, has been completed. Phase 2, which includes 27-units, is under construction and expected to complete in Apr 2005. Phase 3, which includes 27-units, is under construction and expected to complete in May 2005. Architect: The Hulbert Group. Website: www.predatorridge.com

Status: Construction started
Est. Cost ($ million): 500
First Entry: Jun 1999
Project ID: 576
Start: Summer 1999
Finish: 2014
Last Update: Mar 2005

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Vernon

Silver Star Ski Resort Expansion
Silver Star Mountain Resorts Ltd & Concert Properties Ltd
Ph: (250) 765-3101
As part of a ten-year resort master plan, there are numerous ongoing projects. Concert Properties built 12 townhomes and a 40-unit condominium building in 2003. Phase 1 of the 53-unit Snowbird Lodge in the Village began construction in Spring 2004 and is expected to complete in Dec 2005. Phase 2 of Snowbird Lodge will contain 60-units and be completed by Dec 2007. The newest neighbourhood, the Ridge, will have approx 100 building lots with provision for single-family and duplex homes. Website: www.skisilverstar.com

Status: Construction started — Start: 1999
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Jun 1999 — Last Update: Mar 2005
Project ID: 559

Vernon

First Okanagan Shopping Centre
Callaway Real Estate Investment Trust Ph: (250) 542-1199 (Architect)
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Several buildings in Phases 1 to 6 are complete. Plans also include a Future Shop, which is complete, and a Value Village which is under construction and expected to complete in May 2005. There are 45,000 sq ft left to develop. Architect: McDonell Quiring Neuman (MQN) Architects.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 40 — Finish: Fall 2005
First Entry: Dec 1998 — Last Update: Mar 2005
Project ID: 505

STATUS: COMPLETED

Kelowna

Park Place Residential Tower
Stuart Olson Constructors (Owner's Representative) Ph: (250) 763-6011 (Kelowna City)
18-storey residential development on Baron Rd near the Orchard Park Shopping Centre. General contractor: Stuart Olson Constructors. Website: www.parkplacekelowna.com

Status: Completed — Start: Fall 2003
Est. Cost ($ million): 18 — Finish: Spring 2005
First Entry: Dec 2004 — Last Update: Mar 2005
Project ID: 1233

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Kootenay Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2003) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

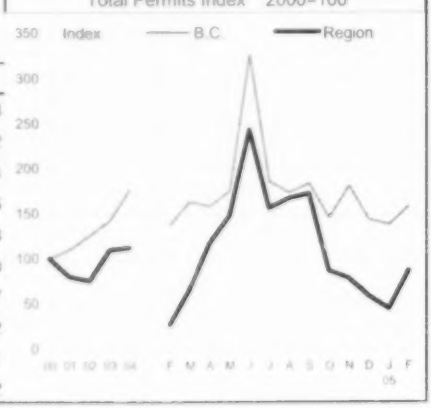
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.8	29.2	12.6	45.3	35.9	20.9	152.8	60.8	0.405	0.223	0.628	1996
2001	6.9	26.9	14.7	39.0	41.2	22.8	151.5	63.3	0.356	0.241	0.597	2001
2006	6.3	22.9	16.5	36.0	46.3	25.0	153.1	68.4	0.295	0.253	0.548	2006
2011	7.1	19.6	14.7	38.8	48.4	27.6	156.3	73.5	0.262	0.270	0.532	2011
2016	7.7	18.9	12.4	42.4	45.4	32.3	159.2	76.7	0.265	0.322	0.587	2016
2021	7.4	20.3	10.2	45.3	41.0	37.2	161.4	77.6	0.287	0.386	0.673	2021
2026	6.7	21.0	10.1	43.2	39.6	41.6	162.2	77.7	0.299	0.448	0.746	2026
2031	6.1	20.3	11.2	38.0	42.5	43.4	161.6	78.5	0.288	0.473	0.761	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073	
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252	
1999	244.8	98.6	18.0	63.6	17.0	146.2	1,274	
2000	219.0	87.0	27.8	44.0	15.3	132.0	1,036	
2001	174.3	61.9	8.8	18.3	34.7	112.4	803	
2002	164.2	35.1	6.5	23.5	5.0	129.1	789	
2003	239.4	58.8	6.7	28.6	23.5	180.7	1,057	
2004	244.7	71.1	13.9	33.4	23.8	173.6	892	
YTD Feb '04	9.0	1.8	0.2	0.8	0.8	7.3	31	
YTD Feb '05	23.9	5.5	1.4	3.3	0.8	18.4	82	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)
Note: Latest month is preliminary; month previous to latest month is revised.

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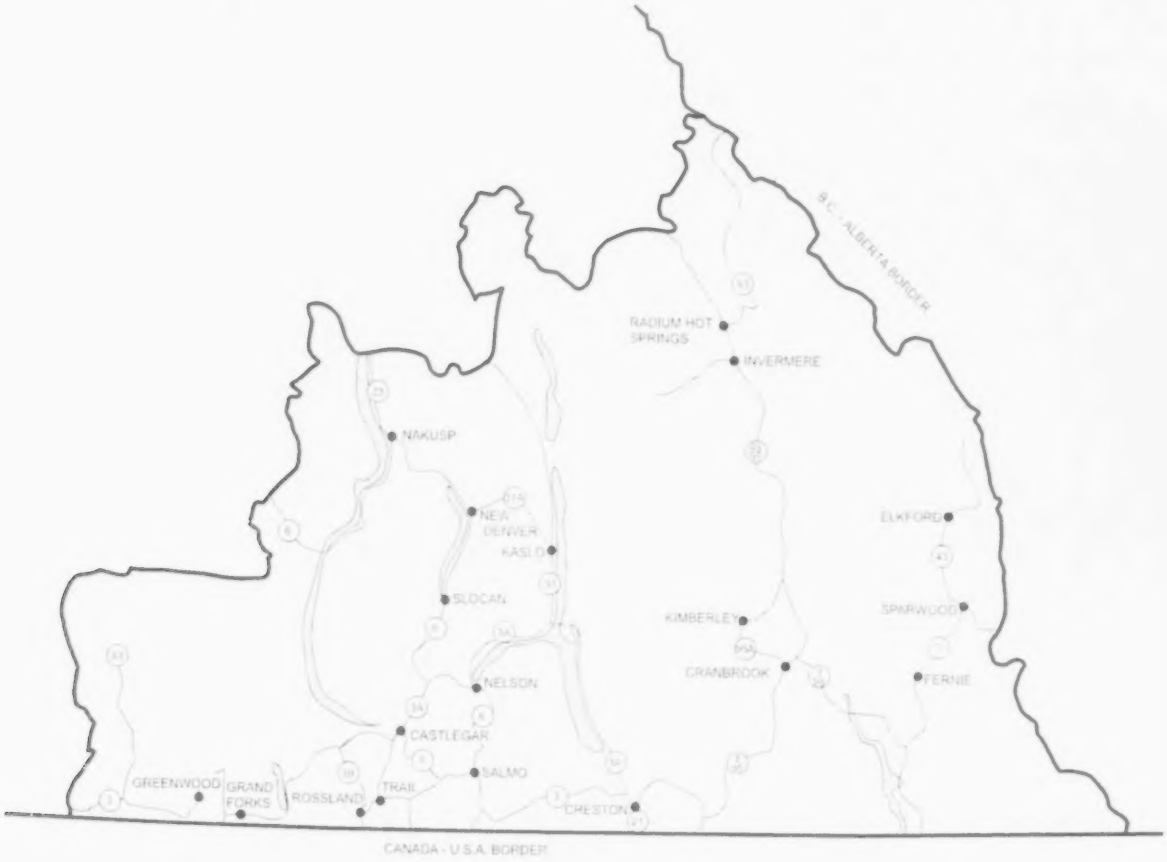
Kootenay Development Region



Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Kootenay		**151,487**	**152,370**	**153,398**	**153,256**
Cranbrook	C #	19,281	19,580	19,564	19,608
Nelson	C #	9,703	9,637	9,765	9,784
Trail	C	7,905	7,989	7,925	7,816
Castlegar	C #	7,307	7,302	7,256	7,755
Kimberley	C	6,767	6,772	6,792	6,927
Fernie	C	4,812	4,896	4,901	5,040
Creston	T	5,004	4,993	5,042	5,039
Grand Forks	C #	4,230	4,163	4,163	4,173
Sparwood	DM	3,978	4,006	4,002	3,988

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Rossland	C #	3,804	3,773	3,760	3,680
Invermere	DM #	2,983	3,016	3,122	3,140
Elkford	DM	2,702	2,697	2,703	2,676
Fruitvale	VL	2,114	2,085	2,110	2,056
Nakusp	VL	1,772	1,783	1,787	1,785
Warfield	VL	1,815	1,810	1,770	1,746
Salmo	VL	1,169	1,178	1,156	1,137
Montrose	VL	1,114	1,115	1,112	1,087
Kaslo	VL	1,077	1,058	1,066	1,068
Radium Hot Spring	VL	608	643	699	747

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality. # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated. source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Castlegar

Arrow Lakes Generating Station Intake Channel Reconstruction
Columbia Power Corporation Ph: (250) 365-8585
Major repairs to the 1500 m concrete lining of the intake to the Arrow Lakes Generating Station (formerly named the Keenleyside Dam) which was completed in Spring 2003). Temporary repairs are underway. Permanent repairs to be undertaken in late 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1130
Start: Late 2005
Finish: Fall 2006
Last Update: Sep 2004

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed extension to the airport runway of approx 1,500 m and a 1,100 sq m expansion of the existing terminal.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 930
Start: Fall 2005
Finish: Spring 2007
Last Update: Mar 2005

Fernie

Elk River Golf Resort
Elk River Developments Ph: (250) 423-1313
18-hole golf course, designed by the Greg Norman Group, and 1,500 single- and multi-family residential units located on the southwest slopes of the Elk River near Fernie. Project designs have been approved and site preparation began in Spring 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1098
Start: Jul 2005
Finish: Late 2006
Last Update: Mar 2005

Fernie

Blackstone Resort Development
Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single- and multi-family residential and accommodation development, condominium hotels, 120-room hotel and conference centre, mixed use residential, a clubhouse, 4.7 acre spa and wellness centre, 1.9 acre entertainment centre, recreation amenities, and a 2 acre commercial development. A resort-oriented 18-hole golf course and driving range, designed by the Greg Norman Group, with a mixed commercial/ accommodation clubhouse will also be built. Preliminary approval has been obtained from the City.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 832
Start: Fall 2005
Finish: 2009
Last Update: Dec 2004

Fernie Region

Southeast Lodgepole Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to produce 1 to 1 million tonnes of coal per year. Currently in the early development stage.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1231
Start: Early 2007
Finish: 2009
Last Update: Dec 2004

Grand Forks

Greenwood Gold/Copper Mine
Merit Mining Corp. Ph: (604) 694-2344
Proposed gold and copper mine to produce approx 70,000 tonnes/yr at a location west of Grand Forks. Project will include one central mill and two mining sources, and is in an advanced exploration stage. Website: www.meritminingcorp.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1341
Start: ?
Finish: ?
Last Update: Mar 2005

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that closed in 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in Environmental Assessment Act review. Public comment period has been completed. A final decision from the provincial government is anticipated by late 2005.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1998
Project ID: 509
Start: Fall 2005
Finish: Fall 2007
Last Update: Mar 2005

Invermere area

Jumbo Glacier Alpine Ski Resort
Glacier Resort Ltd. Ph: (604) 662-8833
Development proposal for a 5,925 ha controlled recreation area on four glaciers in the Jumbo Valley near Invermere. Plans to develop a 104 ha resort area including lift access to the glaciers, ski lodge and tourist resort facilities, hotels, retail shops, restaurants and single-family residences will be constructed in three-phases. The final size of the resort is 6,250 beds, including 750 beds for staff accommodation. The first phase would include two chairlifts, a gondola and three T-bars. Project was given Environmental Assessment approval in mid-Oct 2004, enabling the Master Development Agreement to be completed and development to proceed. Project must undergo a review by Land and Water BC and receive approval from the East Kootenay Regional District. Website: www.jumboglacierresort.com

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Project ID: 293
Start: Spring 2006
Finish: 2026
Last Update: Dec 2004

Radium

Elk Park Ranch Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455-units of tourist accommodation, a large recreational vehicle park, swimming pool, mini-golf and water park. Infrastructure for housing is complete. Parts of the proposal required removal of land from the Agricultural Land Reserve, which was approved. The proposal is being redesigned, and will not include tourist accommodations, and zoning is required. A boundary extension has been approved by council and needs final approval from the province, which is expected in Apr 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 514
Start: Summer 2005
Finish: 2009
Last Update: Mar 2005

4. Kootenay

Rossland

Red Mountain Ski Resort Expansion
Red Resort LP Ph: (250) 362-5199
Proposed development to be constructed in 5 phases over 10 years. Resort will be expanded from 1,200 acres to more than 4,000 acres. Plans include upgrading ski lifts and expanding ski terrain. Residential developments include 1,300 housing units, including 100 single-family lots as well as condominium and hotel units. Phase 1 includes a ski services building with 30 condominium units, and a 64-unit condominium development in two buildings. Website: www.redresort.com

Status: Proposed
Est. Cost ($ million): 750
First Entry: Dec 2004
Project ID: 1220
Start: May 2005
Finish: 2015
Last Update: Mar 2005

Trail

Waneta Power Plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300 to 400 MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry). Currently preparing to submit an application under the BC Environmental Assessment Act review process.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Project ID: 699
Start: Summer 2007
Finish: 2011
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Power Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 GWh/year). The design-build proposal was awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Construction started
Est. Cost ($ million): 167
First Entry: Sep 1997
Project ID: 508
Start: Summer 2003
Finish: Summer 2006
Last Update: Mar 2005

Cranbrook

Elko Sawmill Upgrade
Tembec Industries Inc. Ph: (250) 426-6241
Proposed upgrading to the Elko Sawmill includes upgrades to both of the primary saw lines and secondary processing equipment.

Status: Construction started
Est. Cost ($ million): 17
First Entry: Dec 2004
Project ID: 1229
Start: Late 2004
Finish: Late 2005
Last Update: Dec 2004

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre, express quad lift, and a number of facilities and accommodations are completed. Start of construction on the sixth and final lodge in the group, the Juniper, has not be determined. The sewage treatment plant has been rebuilt. Bear Paw Lodges, Timber Landing subdivision, Snow Creek cabins, Polar Peak Lodges, and other developments are awaiting infrastructure improvements. New development will occur after infrastructure planning is completed. Estimated capital cost is over 10 years. No further construction is expected to occur until 2006.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 292
Start: Spring 1998
Finish: 2008
Last Update: Mar 2005

Invermere

Panorama Mountain Village
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion includes the 1,000 Peaks Lodge, which includes 37 condominiums, and the 1,000 Peak Summit and Lodge, containing 41-units, which are complete. The Callisto (24 townhomes) development has been renamed and is now called The Lookout, with construction expected to begin in May 2005. Trapper's Crossing, which has 35-units in its first phase, is expected to start construction in Jul 2005.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 300
Start: Apr 1997
Finish: 2010
Last Update: Mar 2005

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar and grill is complete. Polaris Lodge, which includes skier services and accommodation, is complete. 300 more residential units are expected to be built in the next few years. The Northstar Mountain Chalets, a 90-unit development, is under construction and expected to complete in Fall 2005. Timberstone Lodge construction has been delayed and is expected to start in Fall 2005.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 393
Start: Fall 1998
Finish: 2008
Last Update: Mar 2005

Nelson

Nelson Complex Care Facility
Interior Health Authority Ph: (250) 354-3030
A new 85-bed complex care facility for Nelson. Park Place Seniors Living was selected as the proponent in Summer 2004. The existing Mount St. Francis land is being used for the facility.

Status: Construction started
Est. Cost ($ million): 63
First Entry: Sep 2000
Project ID: 695
Start: Sep 2004
Finish: Sep 2005
Last Update: Mar 2005

Radium

Big Horn Meadows Resort
Glacier Lake Mgmt Corp. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. Phase 1 is complete. Phase 2, which includes a Welcome Centre, swimming pool, and hot tub, among other outdoor amenities, completed in Summer 2004. Construction is underway on Phase 3, a 16-unit building, which is expected to complete in Aug 2005. Phase 4, a 16-unit building, completed in Mar 2005. Phases 5 to 9 include more condos, hotel rooms, a pool and conference centre. Phase 9 is a 50-unit condominium hotel. Website: www.bighormmeadows.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 513
Start: Late 2003
Finish: 2009
Last Update: Mar 2005

Trail

Seven Mile Dam Siesmic Upgrade
BC Hydro Ph: (250) 489-6862
Dam upgrade at the Seven Mile Dam on the Pend dOreille River entails anchoring the dam to the underlying bedrock with post-tensioned steel anchors drilled through the concrete into the bedrock.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1132
Start: Late 2002
Finish: Apr 2005
Last Update: Mar 2005

Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next 5 to 7 years. Phase 1 was completed Apr 2003 and replaced a multi-circuit, 60 kV transmission corridor from South Slocan to Warfield with a modern single-circuit, 230 kV line. Phase 2, will involves replacing related switching stations and substations, is complete. Phase 3, a $70 million substation in the south Okanagan area, is under construction and expected to complete in Dec 2005. Substation will consist of two new transformers, related breakers, a control building, as well as ancillary system improvements. Phase 4 ($80 million) includes ongoing upgrades to other generating facilities and will finish by 2008.

Status: Construction started
Est. Cost ($ million): 244
First Entry: Dec 1999
Project ID: 627
Start: Sep 1999
Finish: 2008
Last Update: Mar 2005

Trail area

Waneta Power Plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power Plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine completed in Oct 2003. Third turbine installation was originally expected to complete in Fall 2004, but will now complete in Fall 2006.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 1997
Project ID: 301
Start: Aug 2002
Finish: Fall 2006
Last Update: Sep 2004

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000 sq ft) will be constructed in several phases. The clubhouse started construction in Summer 2004 and is expected to finish construction in Jul 2005. Phase 1: lodge, pool, fitness facility, and food services is expected to start construction in Fall 2005, as well as condo units around the Windermere Valley Golf Course. Architect: Marshall & Associates (Calgary).

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2001
Project ID: 752
Start: Summer 2004
Finish: Spring 2006
Last Update: Mar 2005

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Cariboo Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2003) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

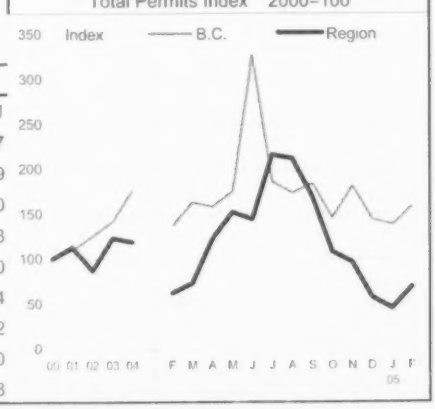
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.650	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.9	29.0	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.6	36.0	11.6	172.9	61.7	0.439	0.104	0.543	1996
2001	10.2	34.2	17.3	50.9	41.1	14.3	168.0	63.7	0.406	0.131	0.537	2001
2006	8.5	30.3	19.3	46.8	47.6	17.1	169.6	69.1	0.341	0.150	0.491	2006
2011	9.1	26.5	18.3	48.8	51.6	20.9	175.1	75.6	0.300	0.176	0.476	2011
2016	9.8	24.6	16.5	51.7	51.4	26.4	180.4	80.6	0.288	0.221	0.509	2016
2021	9.9	25.6	13.9	54.8	48.7	32.1	185.0	83.7	0.302	0.273	0.575	2021
2026	9.3	26.7	12.8	54.2	47.3	37.3	187.7	84.8	0.315	0.326	0.641	2026
2031	8.6	26.5	13.8	49.3	49.6	40.7	188.5	86.1	0.311	0.361	0.672	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		
	<-- $ Millions -->						Units
1997	216.7	97.5	10.5	65.3	21.8	119.1	1,081
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	124.4	61.0	12.5	16.8	31.6	63.4	469
2000	101.3	59.8	7.5	22.4	29.9	42.0	260
2001	115.2	81.2	4.0	21.3	55.9	34.0	183
2002	88.5	45.7	10.2	25.7	9.8	42.8	240
2003	125.4	89.6	6.5	52.0	31.2	35.8	204
2004	121.2	59.6	16.2	32.3	11.1	61.6	362
YTD Feb '04	6.5	4.7	0.4	4.3	0.1	1.8	10
YTD Feb '05	9.7	4.6	0.2	2.5	1.9	5.0	28



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Cariboo Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Cariboo		**167,989**	**167,766**	**169,025**	**171,695**
Prince George	C	75,568	75,287	76,597	77,721
Williams Lake	C #	11,639	11,621	11,561	11,833
Quesnel	C	10,481	10,403	10,323	10,417
Mackenzie	DM	5,433	5,435	5,382	5,444
100 Mile House	DM	1,815	1,819	1,811	1,823
Valemount	VL	1,247	1,265	1,247	1,244
McBride	VL	742	733	724	741
Wells	DM	245	246	240	261

C=City T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

108 Mile Ranch

Hills Health Ranch Expansion
Hills Health and Guest Ranch Ltd. Ph: (250) 791-5225
Proposed expansion to the 108 Mile Ranch health facility. Plans include 250 housing units and a village which would include a variety of health and wellness services, such as fitness facilities, spa services, health professionals, restaurants and retail outlets.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1227
Start: Summer 2005
Finish: 2020
Last Update: Dec 2004

Mackenzie region

Mt Milligan Copper/Gold Mine
Placer Dome Inc. Ph: (604) 682-7082
Proposed copper/gold mine located 150 km northwest of Prince George with a reserve of approx 370 million tonnes. Project had received approvals, but was put on hold. Ten holes were drilled in Summer 2004, and an upgraded feasibility study will finish by late 2005. Based on the results of the study, the company will decide whether to proceed with the development.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 326
Start: ?
Finish: ?
Last Update: Mar 2005

Prince George

McGregor River and Herrick Creek Hydroelectric Project
CanGen Power Ltd. Ph: (250) 952-6246 (Land and Water BC)
CanGen Power Ltd. is proposing two rubber dam hydro projects: a 40 MW facility on the McGregor River in the Prince George region and a 19 MW facility on one of its tributaries, Herrick Creek. An application has been submitted to Land and Water BC and is currently under review.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Mar 2005
Project ID: 1293
Start: ?
Finish: ?
Last Update: Mar 2005

Prince George

UNBC Northern Sport Centre
University of Northern British Columbia Ph: (250) 960-5555
Approx 80,000 sq ft sports centre to include a gymnasium and 200 m four-lane indoor track with spectator seating, and an indoor field. Plans also include an athletes service area for training athletes, and will include areas for strength training, physical therapy, meeting rooms and coaching office. Currently seeking funding. Website: www.unbc.ca/nsc

Status: Proposed
Est. Cost ($ million): 32
First Entry: Mar 2005
Project ID: 1315
Start: Fall 2005
Finish: Spring 2007
Last Update: Mar 2005

Prince George

UNBC Teaching and Learning Centre
University of Northern British Columbia Ph: (250) 960-5555
Proposed new 92,000 sq ft teaching and learning centre to house eight departments and offer 10 degree programs. The centre will accommodate 433 students and be located at the north of the lab extension, where it will be connected.

Status: Proposed
Est. Cost ($ million): 29
First Entry: Mar 2005
Project ID: 1333
Start: Fall 2005
Finish: Late 2006
Last Update: Mar 2005

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 802
Start: ?
Finish: ?
Last Update: Mar 2005

Valemount

Canoe Mountain Resort Developments
Sunrise International Inc. Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Development to be undertaken in four phases and completed over 12 to 20 years, depending on the market. Phase 1 would include the gondola, a hotel and a 9-hole golf course, and would be complete in 3 to 5 years. Project has gone through changes made to the OCP. The Master Plan was approved by Land and Water BC in Dec 2003. Land clearing began in Spring 2004. Zoning and subdivision approvals are required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 649
Start: Spring 2006
Finish: 2020
Last Update: Mar 2005

Valemount

Terra Nova Hot Springs Resort
Terra Nova Ph: (604) 688-0225
Development of a hot springs resort to include a hotel, spa and conference facilities. Additional development around the hot springs on 100 ha of Crown Land is being considered. An application for a preliminary agreement has been submitted to Land and Water BC and a Master Development Agreement is underway. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 638
Start: ?
Finish: ?
Last Update: Mar 2005

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5. Cariboo

Valemount To Burnaby

Trans Mountain Expansion (TMX) Pipeline
Terasen Pipelines Inc. Ph: (403) 514-6638
Terasen plans to build a new pipeline in stages, called TMX, along the existing Trans Mountain Line from Edmonton, Alberta to Burnaby, BC or the north coast of BC, which would eventually carry 640,000 barrels/day to BC, with connections to Washington refiners. The pipeline would loop Terasen's existing 1150 km, 60 cm pipeline with a new 76 cm pipeline. The first phase, from Edmonton to Valemount, BC may complete in 2008, unless market conditions indicate that the second stage should proceed as well, then both would be in service by 2009. Stage 3 would be in service by 2011. TMX may also be accessing a new northern leg in BC to a potential new deepwater port on the north coast. Environmental studies and consultation are underway. Regulatory approval applications will be filed in late 2005. Strong support for the project has been received from 17 different parties. Total capital cost is estimated at $600 to $700 million per stage. Capital cost below is estimated for BC portions. Website: www.tmxproject.com

Status: Proposed
Est. Cost ($ million): 1600
First Entry: Jun 2004
Project ID: 1197
Start: Early 2006
Finish: 2011
Last Update: Mar 2005

Wells

Cariboo Gold Project
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3,000 tonnes/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. Bulk sampling on the Bonanza Ledge has been conducted. Detailed mine design of the Bonanza Ledge-Barkerville Mountain is expected to be completed in 2005. Terms of reference for entry into the BC Environmental Assessment process are expected to be submitted by Mar 31, 2005 after a timeline extension was issued in late Oct 2004. Would employ 150 full-time personnel for 10 years.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 523
Start: Spring 2006
Finish: Summer 2007
Last Update: Mar 2005

STATUS: ON HOLD

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large gold/copper deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 people and milling 66,000 tonnes/ day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study was completed by Kilborn Engineering Pacific Ltd.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Project ID: 302
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Hixon

Dunkley Lumber Sawmill Expansion
Dunkley Lumber Ltd. Ph: (250) 998-4203
A three phase expansion of the Dunkley sawmill. First phase, a new sawmill, is complete and has started production. Next phase includes the construction of new dry kilns, which began in Fall 2004. Next year a new planer is expected to be constructed.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Sep 2004
Project ID: 1063
Start: Summer 2003
Finish: Early 2006
Last Update: Dec 2004

Prince George

Prince George Husky Light Oil Refinery Clean Fuels Project
Husky Energy Ph: (403) 298-7088
Upgrade to the existing plant to produce low sulphur gasoline and diesel fuels to meet Canada's new fuel specifications. The current production of 10,000 barrels/day is expected to increase to 12,000 barrels/day. Project includes two phases, the gasoline phase, which will complete in Aug 2005, and the diesel phase, which is expected to complete in Mar 2006. SNC - Lavalin will provide detailed design and construction management for project.

Status: Construction started
Est. Cost ($ million): 73
First Entry: Jun 2004
Project ID: 1129
Start: May 2004
Finish: Mar 2006
Last Update: Mar 2005

Prince George

Prince George Pulp and Paper Cogeneration
Canadian Forest Products Ltd. Ph: (250) 561-3624
BC Hydro and Canfor have agreed to the construction of new generation of up to 390 GWh of electricity at the pulp and paper mill using wood residue. Canfor will install a 48 MW turbo-generator, upgrade electrical and other systems and modify its pulp mill boilers.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Dec 2002
Project ID: 859
Start: Spring 2004
Finish: Apr 2006
Last Update: Mar 2005

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North Coast Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2003) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

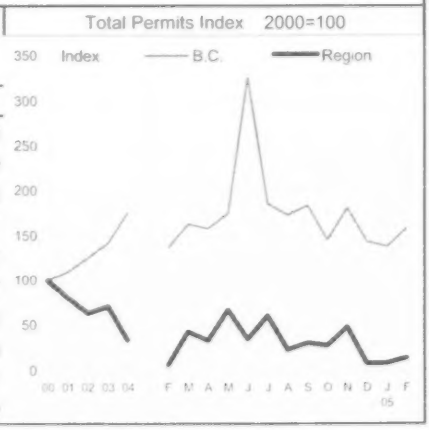
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.2	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.2	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.066	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.3	24.5	13.6	4.1	71.2	24.4	0.474	0.091	0.565	1996
2001	4.5	14.4	6.5	20.9	14.1	5.0	65.3	23.2	0.455	0.120	0.575	2001
2006	4.0	13.1	7.2	19.2	16.3	5.6	65.3	24.1	0.399	0.131	0.530	2006
2011	4.1	11.7	7.5	19.0	18.7	6.9	67.9	26.4	0.350	0.152	0.502	2011
2016	4.3	10.8	7.2	19.4	19.9	8.7	70.3	28.5	0.326	0.188	0.513	2016
2021	4.3	11.0	6.0	20.5	19.7	10.9	72.4	29.9	0.331	0.236	0.567	2021
2026	4.1	11.3	5.7	20.8	18.7	13.2	73.7	30.6	0.340	0.292	0.632	2026
2031	3.8	11.1	5.9	19.7	18.6	15.3	74.4	31.3	0.339	0.345	0.684	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		
	<-- $ Millions -->						Units
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.5	3.9	4.8	3.7	9.0	43
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.1	18.6	0.4	6.9	11.3	3.5	7
2003	24.6	18.7	7.9	9.2	1.6	5.9	12
2004	11.7	6.7	0.3	3.4	3.1	5.0	13
YTD Feb '04	0.8	0.5	0.2	0.2	0.0	0.3	1
YTD Feb '05	0.7	0.3	0.0	0.3	0.0	0.3	2



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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North Coast Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
North Coast		**65,301**	**64,771**	**64,760**	**65,131**
Prince Rupert	C	15,282	15,130	14,941	15,020
Terrace	C	12,639	12,520	12,524	12,565
Kitimat	DM	10,733	10,456	10,432	10,449
Masset	VL	966	955	964	965
New Hazelton	DM	783	789	768	763
Stewart	DM	690	698	709	715
Port Edward	DM	688	671	666	658
Port Clements	VL	538	530	526	533
Hazelton	VL	360	362	352	354

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Iskut

Red Chris Porphyry Copper/Gold Project
Red Chris Development Co Ltd. Ph: (604) 684-5300
Proposed open pit copper/gold mine 18 km southeast of the village of Iskut, to process 27,500 tonnes/day of ore. The proponent is a subsidiary of bcMetals Corp. Electricity access is currently not available in the region, but the mine may access electricity from the Forrest Kerr hydroelectric project (see separate entry - Region 6 North Coast - Stewart region). The project is being reactivated - a feasibility study by AMEC is completed, and the project submitted a BC Environmental Assessment Act application on Nov 1, 2004. A memorandum of understanding was signed with Finnish manufacturer Outokumpu Technology to determine the design and construction of a $90 million copper smelter plant to produce 50,000 tonnes of copper per year. Plant would include a facility to produce manufactured commercial copper directly from copper concentrate at the mine site. A pilot test of 24 tonnes of drill core material taken from the proposed site will be analysed at Outokumpos facility, the results of which should be known by May 2005.

Status: Proposed
Est. Cost ($ million): 240
First Entry: Sep 1997
Project ID: 312
Start: Summer 2005
Finish: Fall 2006
Last Update: Dec 2004

Kitimat

Galveston Liquid Natural Gas (LNG) Terminal
Galveston LNG Inc. Ph: (403) 264-3330
A proposed liquid natural gas terminal at Emsley Cove, 18 km south of Kitimat, to include facilities for marine offloading, LNG storage, natural gas liquids recovery, re-gasification, and send-out facilities to deliver natural gas into the Pacific Natural Gas (PNG) pipeline. A new 14 km, 30 in pipeline would connect from the facilities to the PNG line. Send out capacity is proposed at 610 MMcf/day. Project is in the pre-application stage of the BC Environmental Assessment Act review.

Status: Proposed
Est. Cost ($ million): 500
First Entry: Jun 2004
Project ID: 1125
Start: Early 2006
Finish: Nov 2008
Last Update: Dec 2004

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (250) 639-3543
New generation of 160 GWh of electricity at the pulp and paper mill using primarily letdown steam supplemented by wood residue and natural gas. The project was selected in Apr 2003 as one of five successful bidders under the BC Hydro customer generation call for proposals, however it was withdrawn from that program and is reconfiguring the project under new BC Hydro rate structures. Currently seeking funding.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2002
Project ID: 854
Start: Jun 2005
Finish: Summer 2005
Last Update: Mar 2005

Masset

Nai Kun Wind Power Project
Nai Kun Wind Developmnet Inc./ABB New Ventures
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. A detailed transmission study is completed and approval has been received from Land and Water BC and the Council of the Haida Nation to install a temporary wind mast and to investigate use of the seabed for anchoring the towers over the next two years. Website: www.naikun.ca

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2002
Project ID: 819
Start: Spring 2006
Finish: Sep 2008
Last Update: Dec 2004

Port Clements

North Island Power Plant
North Island Power Corp. Ph: (604) 739-2352
Proposed 10 MW wood-fired power plant at Port Clements on the Queen Charlotte Islands. Power contract with BC Hydro has been obtained. A new partner has been acquired - Wartsila Corporation. Site preparation is currently underway

Status: Proposed
Est. Cost ($ million): 16
First Entry: Sep 1997
Project ID: 319
Start: Apr 2005
Finish: Spring 2006
Last Update: Mar 2005

Prince Rupert

Prince Rupert LNG Terminal
Prince Rupert Port Authority/Westpac Terminals Inc.
Ph: (403) 920-3277
Westpac has agreed to build and operate a 160,000 to 180,000 dm storage facility and move 300 mcfd of liquefied natural gas (LNG) through existing pipelines on Ridley Island near Prince Rupert. Environmental and regulatory approvals process to commence in Spring 2005.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2004
Project ID: 1287
Start: Summer 2006
Finish: 2009
Last Update: Mar 2005

Prince Rupert

Gateway Pipeline Project
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1,255 km pipeline from Fort McMurray or Edmonton, Alberta to deliver crude oil to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels/day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Currently seeking customers and is expecting to sign memorandums of understanding in Apr 2005 with one or two major Chinese customers. Project cost is estimated for BC portion.

Status: Proposed
Est. Cost ($ million): 1900
First Entry: Mar 2003
Project ID: 929
Start: 2008
Finish: Late 2009
Last Update: Mar 2005

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6. North Coast

Prince Rupert

Prince Rupert Port Expansion
Prince Rupert Port Authority/CN Rail Ph: (250) 627-8899
Proposed expansion of the existing port into a state-of-the-art terminal in two phases. The new terminal, upon full build-out, will occupy 150 acres and be able to handle 2 million TEUs. The first phase, which will contain three 120 m high cranes, is expected to be operational by 2006, and the second by 2009. The second phase involves converting the existing Fairview Terminal from bulk, break-bulk and general cargo to containers. It includes installation of container cranes and upgrades to CN's North Main Line to allow double-stack containers. A feasibility study is complete and a formal request for private sector proposals resulted in Maher Terminals (New Jersey) being selected as the operator in Summer 2004. Website: www.rupertport.com

Status: Proposed
Est. Cost ($ million): 500
First Entry: Mar 2003
Project ID: 901
Start: Sep 2005
Finish: 2009
Last Update: Mar 2005

Prince Rupert

Tsimshian Access Project
Prince Rupert City Ph: (250) 627-0931
Original proposal was to construct bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees were expected to recover partial costs of the project. Memorandum of understanding was completed by the provincial and federal governments, the City of Prince Rupert and two native bands. A phased approach to route selection and design will occur. A feasibility study was completed in Apr 2004, and the City has received a final report. Project has been changed and will now consist of a system of road works and ferries, and one small bridge.

Status: Proposed
Est. Cost ($ million): 72
First Entry: Sep 1998
Project ID: 479
Start: Summer 2005
Finish: Fall 2006
Last Update: Mar 2005

Stewart

Kitsault River and Homestake Creek Hydro Project
Kitsault Hydroelectric Corp. Ph: (250) 952-6246 (Land and Water BC)
Proposed 14.5 MW hydro facility on the Kitsault River and Homestake Creek. Preliminary design has been completed. Construction of the access road is underway. Website: www.anyox.com

Status: Proposed
Est. Cost ($ million): 21
First Entry: Mar 2005
Project ID: 1295
Start: Spring 2006
Finish: Fall 2007
Last Update: Mar 2005

Stewart Region

Long Lake Electricity Project
Regional Power/Summit Power Ph: (604) 683-8271
Proposed 16 MW electricity project to generate 83.2 GWh/yr using an upper elevation reservoir and pipeline. Currently in environmental reviews.

Status: Proposed
Est. Cost ($ million): 24
First Entry: Dec 2004
Project ID: 1283
Start: Summer 2005
Finish: Fall 2006
Last Update: Dec 2004

Telegraph Creek

Galore Creek Gold/Silver/ Copper Mine
SpectrumGold Inc. Ph: (604) 669-6227
Project covers the Galore Creek and Copper Canyon claims and is located 90 km northeast of Wrangell, Alaska. Production capacity is expected to be between 30,000 to 60,000 tonnes/day. The company is a subsidiary of NovaGold Resources of Vancouver. The project is dependent on creating new access to electricity sources, and new road, rail, and/or tidewater transportation corridors. Pre-feasibility study is currently underway and expected to finish in mid-2005. Final feasibility expected in early 2006. Project is in the pre-application stage of the Environmental Assessment process. Website: www.spectrumgold.net

Status: Proposed
Est. Cost ($ million): 700
First Entry: Mar 2004
Project ID: 1074
Start: Spring 2008
Finish: Fall 2009
Last Update: Mar 2005

Telegraph Creek

Mount Klappan Coal Mine
Fortune Minerals Limited Ph: (519) 858-8188
A marketing study has been completed and a bankable feasibility study is underway for the low sulphur anthracite products from this proposed coal mine in northwest British Columbia, 160 km northeast of Stewart. Resources at Mount Klappan are estimated to total 2.8 billion tonnes. Currently in the pre-application stage of the Environmental Assessment process. Website: www.fortuneminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1081
Start: Spring 2006
Finish: Spring 2007
Last Update: Dec 2004

Telegraph Creek

Schaft Creek Porphyry Copper-Gold Mine
Guillermo Salazar
Ph: (250) 356-7475 (Environmental Assessment Office)
Project covers the Schaft Creek area and is located 25 km northeast of the Galore Creek mine proposal (see separate entry). Early feasibility assessments are underway. Property is optioned from Teck Cominco Limited. BC Environmental Assessment Act review likely to be required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1080
Start: Late 2006
Finish: Spring 2008
Last Update: Dec 2004

STATUS: ON HOLD

Prince Rupert

BC Iron and Steelworks Plant
Pacific Iron & Steel Products Ltd
Ph: (250) 627-8899 (Port of Prince Rupert)
Proposed plant for production output of 1.5 million tonnes/year of steel slabs for export to Asian and U.S markets. Approx 1,000 construction jobs are anticipated and 350 direct jobs when the plant is in operation. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Project ID: 405
Start: ?
Finish: ?
Last Update: Mar 2005

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STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements
BC Ministry of Transportation Ph: (250) 615-3907
Reconstruction and paving of 92 km of the Nisga'a Hwy from Sand Lake, located 63 km north of Terrace, to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. Approx 60 km of the project have been completed.

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Project ID: 510
Start: Summer 1999
Finish: Oct 2005
Last Update: Mar 2005

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Development of ten structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre, which is under construction, will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum, and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Construction of the first long house began in 2003. An eating house is under construction and expected to complete in late Summer 2005. Design of the balance of the buildings is complete. Tender for the project was awarded to Grand Construction on Feb 24, 2004. Architect: David Nairne & Associates.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 785
Start: Jul 2003
Finish: May 2006
Last Update: Mar 2005

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
138 GWh hydroelectric project located approx 160 km north of Prince Rupert on Alice Arm. Plans are to build a new powerhouse, turbines, penstock and penstock tunnel, and repair the existing storage dam on the former Anyox mine site. Website: www.anyox.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 864
Start: Spring 2003
Finish: Sep 2007
Last Update: Mar 2005

Stewart Region

Forrest Kerr Hydroelectric Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
112 MW run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in Mar 2003 and the project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Construction of the access road completed in Nov 2004. Main part of project will start construction in summer 2005.

Status: Construction started
Est. Cost ($ million): 223
First Entry: Sep 2001
Project ID: 777
Start: Summer 2004
Finish: Fall 2006
Last Update: Mar 2005

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Nechako Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2003) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

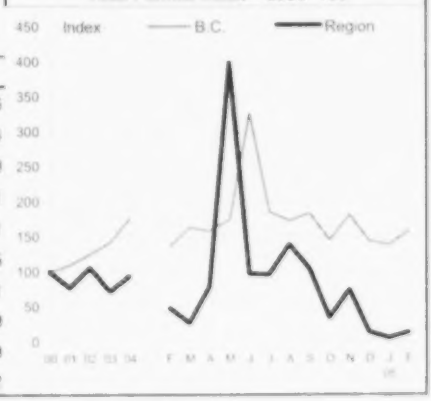
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.1	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.6	1.6	41.5	12.5	0.612	0.065	0.677	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.7	10.2	4.5	14.9	8.4	3.0	44.8	15.4	0.500	0.109	0.609	1996
2001	3.3	9.6	4.5	13.4	9.7	3.5	44.0	15.7	0.467	0.127	0.594	2001
2006	2.8	9.1	4.9	12.4	11.1	4.2	44.5	16.1	0.419	0.148	0.568	2006
2011	3.0	8.3	4.9	12.7	12.6	5.2	46.6	17.7	0.373	0.171	0.544	2011
2016	3.1	7.8	4.9	13.2	13.3	6.3	48.6	19.2	0.347	0.201	0.548	2016
2021	3.1	7.9	4.3	14.2	13.0	7.7	50.3	20.3	0.350	0.244	0.593	2021
2026	3.1	8.2	3.9	14.8	12.6	9.1	51.7	20.9	0.360	0.292	0.652	2026
2031	2.9	8.2	4.2	13.9	12.9	10.4	52.6	21.5	0.359	0.336	0.695	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Commercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	41.3	14.2	2.6	8.0	3.7	27.1	236	
1998	34.7	15.4	3.2	6.5	5.6	19.3	184	
1999	26.1	13.6	1.8	8.4	3.4	12.5	109	
2000	23.0	13.3	1.6	8.8	2.9	9.7	71	
2001	17.8	10.8	1.1	5.3	4.4	7.0	61	
2002	24.3	19.5	5.5	4.0	10.0	4.9	35	
2003	16.6	9.8	3.5	3.8	2.4	6.8	51	
2004	21.6	13.4	1.3	4.3	7.8	8.2	50	
YTD Feb '04	1.2	1.2	0.0	1.2	0.0	0.0	0	
YTD Feb '05	0.4	0.2	0.0	0.2	0.0	0.2	2	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Nechako Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Nechako		**44,009**	**43,892**	**43,939**	**44,872**
Smithers	T #	5,651	5,673	5,581	5,637
Vanderhoof	DM	4,582	4,591	4,573	4,649
Houston	DM	3,733	3,524	3,577	3,666
Burns Lake	VL	2,027	2,021	2,011	2,016
Fort St. James	DM	2,011	1,989	1,988	1,999
Telkwa	VL #	1,431	1,423	1,428	1,417
Fraser Lake	VL	1,323	1,315	1,282	1,366
Granisle	VL	368	366	353	366

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Atlin

New Polaris Gold Mine
Canarc Resource Corp. Ph: (604) 685-9700
Reactivation and expansion of a former underground gold mine approx 100 km south of Atlin and 60 km east of Juneau, Alaska. Re-modeling, metallurgical testing and engineering of a portion of the gold resources, necessary for a 65,000 opy high-grade underground gold mine, is underway. An infill drilling program started in Fall 2004, to be followed by a feasibility program. A scoping study is underway to access the potential to develop 65,000 oz/year, over the next 3 years. Website: www.canarc.net

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1082
Start: ?
Finish: ?
Last Update: Dec 2004

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/ silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes/day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. Federal government made a preliminary decision in Jan 2005 to conditionally approve the project. A large drill program needed to produce an updated feasibility study, was completed in Nov 2004.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 324
Start: Spring 2006
Finish: 2008
Last Update: Mar 2005

Granisle

Morrison/Hearne Hill Copper-Gold Mine
Pacific Booker Minerals Inc. Ph: (604) 681-8556
Proposed 25,000 tonnes/day ore production for an open pit copper/gold mine 65 km northeast of Smithers and 35 km north of the village of Granisle.The project includes a 20 km powerline, access along existing forestry roads and an all-season barge across Babine Lake to Hwy 16. Expected to submit an application under the BC Environmental Assessment Act process in Summer 2005.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2004
Project ID: 1159
Start: Summer 2006
Finish: Late 2007
Last Update: Mar 2005

Kispiox

Stewart - Omineca Resource Road
Tercon Construction Ltd/Consortium Ph: (250) 372-0922
A private consortium including Tercon Construction Ltd, McElhanney Consulting Services Ltd, and Allcon Consultants Ltd is proposing to build and fund the majority of costs for a 145 km new road connecting the Kemess mine northwest of Prince George with a road north of Hazelton to allow connection to ports and highways for resource goods movement. Some government assistance being sought. Very preliminary.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1089
Start: ?
Finish: ?
Last Update: Sep 2004

Smithers Area

Sustut Copper Project
Northgate Minerals Corporation Ph: (604) 681-4004
A proposed open pit copper mine with a 10 km haul road to be located 193 km NE of Smithers. Currently doing exploration work, and is in the pre-application stage of the Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1259
Start: ?
Finish: ?
Last Update: Mar 2005

Vanderhoof Area

Plateau Sawmill Upgrade
Canfor Corporation Ph: (604) 563-0161
Proposed rebuild and expansion to the existing Plateau sawmill in order to handle mountain pine beetle timber, as well as having the flexibility to handle different tree species and log sizes in the future. Plant will be expanded from an annual capacity of 450 mbf to 620 mbf.

Status: Proposed
Est. Cost ($ million): 104
First Entry: Mar 2005
Project ID: 1334
Start: Apr 2005
Finish: Late 2005
Last Update: Mar 2005

STATUS: ON HOLD

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes/year of clean coal. Construction workforce averaging 180 employees over 15 to 18 months, and 130 permanent jobs for up to 20 years. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Project ID: 327
Start: ?
Finish: ?
Last Update: Mar 2005

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Northeast Development Region

Updated April 14, 2005
BC STATS
Service BC, Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2003) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

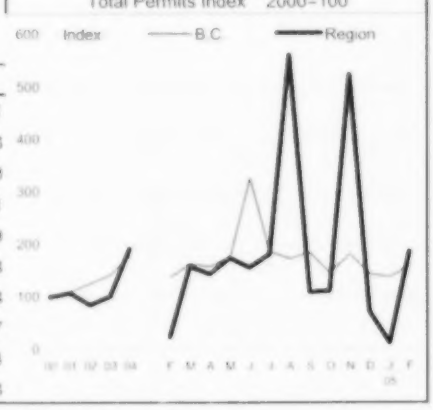
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	('000)	Child	Elderly	Total	
1976	4.5	13.8	6.2	12.8	6.6	2.0	45.9	12.9	0.718	0.079	0.797	1976
1981	5.7	13.9	9.6	17.7	7.7	2.4	56.9	17.8	0.560	0.068	0.627	1981
1986	6.0	13.5	7.6	20.5	8.9	2.8	59.3	20.1	0.529	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.506	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	64.9	22.6	0.487	0.097	0.584	1996
2001	4.7	14.2	6.4	20.7	12.9	4.7	63.4	23.1	0.473	0.117	0.590	2001
2006	4.3	13.7	7.2	19.4	16.0	5.5	66.0	24.3	0.420	0.129	0.549	2006
2011	4.4	12.6	7.6	19.7	18.6	6.7	69.6	26.8	0.371	0.147	0.518	2011
2016	4.6	11.8	7.6	20.4	20.0	8.4	72.8	29.5	0.341	0.175	0.516	2016
2021	4.6	12.0	6.6	22.2	19.9	10.6	75.9	31.3	0.342	0.218	0.559	2021
2026	4.5	12.4	6.2	22.7	19.4	13.1	78.3	32.6	0.349	0.271	0.620	2026
2031	4.3	12.4	6.5	21.9	19.6	15.4	80.1	33.8	0.348	0.321	0.668	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	47.6	20.4	0.3	19.3	0.9	27.2	231
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.4	30.4	5.0	22.1	3.3	29.0	330
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.5	34.3	1.7	16.0	16.6	25.2	189
2002	46.7	26.0	5.0	19.5	1.5	20.7	133
2003	55.6	28.1	6.8	19.9	1.3	27.5	253
2004	105.9	69.6	49.0	18.7	1.9	36.3	187
YTD Feb '04	5.0	3.8	1.0	1.6	1.2	1.2	4
YTD Feb '05	9.2	7.5	1.8	5.7	0.0	1.7	13



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Northeast Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Northeast		**63,448**	**64,559**	**65,287**	**66,515**
Fort St. John	C	16,734	16,918	16,934	17,280
Dawson Creek	C	11,224	11,175	11,159	11,290
Fort Nelson	T	4,371	4,404	4,437	4,694
Chetwynd	DM	2,704	2,683	2,573	2,722
Tumbler Ridge	DM	1,932	2,418	2,491	2,461
Taylor	DM	1,193	1,234	1,274	1,287
Hudson's Hope	DM	1,084	1,071	1,086	1,156
Pouce Coupe	VL	869	861	861	862

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Chetwynd Region

Lossan Coal Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to be built in phases to produce 1 million tonnes of PCI (pulverized injection coal) and coking coal annually. In the early development stage.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1230
Start: Early 2006
Finish: 2008
Last Update: Dec 2004

Dawson Creek

South Peace Community Multiplex
City of Dawson Creek Ph: (250) 784-3600
Proposed 230,000 sq ft community multiplex development to be located on Hwy 2. Plans include an aquatic centre with an 8-lane, 25 m pool and leisure area, riding arena, Agri-Centre, and a 6,500-seat event and conference centre. Tender was issued on Mar 7, 2005 and will close on Apr 6, 2005. Architect: Field, Field, and Field Architects. Website: www.southpeacemultiplex.com

Status: Proposed
Est. Cost ($ million): 22
First Entry: Dec 2004
Project ID: 1251
Start: Apr 2005
Finish: Jun 2006
Last Update: Mar 2005

Fort Nelson

Duke Energy Southern Mainline Expansion
Duke Energy Inc. Ph: (403) 699-1510
Gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland would increase capacity by 200 million cu ft/day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. National Energy Board approved the project in Jan 2003. Size of the proposed expansion project has been reduced by utilizing the existing Southern Mainline capacity that became available in the annual contract renewal process. Project has been cancelled. Website: www.wei-pipeline.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2001
Project ID: 742
Start: ?
Finish: ?
Last Update: Mar 2005

Fort St. John

Hotel, Convention and Gaming Centre
0713500 BC Ltd Ph: (250) 787-8150 (Fort St John City)
Proposed 110,000 sq ft hotel, convention and gaming centre to be located on a 2.8 ha site on 112th St. Rezoning has been approved.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2005
Project ID: 1348
Start: Apr 2005
Finish: Apr 2006
Last Update: Mar 2005

Mackenzie

Kemess North Expansion
Northgate Mineral Corp. Ph: (604) 681-4004
An expansion project, located 5 km from the current Kemess South Mine, intended to extend the life of the mine, involves the mining of an additional 360,000 million tonnes of copper/gold ore. Northgate completed its final feasibility study of the project in Oct 2004. The project is in the pre-application stage of the BC Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 119
First Entry: Mar 2004
Project ID: 1059
Start: Fall 2005
Finish: Summer 2006
Last Update: Mar 2005

Tumbler Ridge

Wolverine Coal Mine
Western Canadian Coal Corp Ph: (604) 608-2692
The Revised Project Description for the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge includes the shift to mining the Wolverine-Perry Creek mine as an open pit for the first 8 years of operations with deferrment of underground mining. The revised mine plan is based on mining 17 million run-of-mine tonnes for an annual production level of 1.6 million tonnes. The project received environmental assessment approval on Jan 18, 2005. The project is expected to produce 200 permanent jobs and is simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 116
First Entry: Jun 2001
Project ID: 754
Start: Apr 2005
Finish: Late 2005
Last Update: Mar 2005

Tumbler Ridge Area

Five Cabin Property Coal Mine
Hillsborough Resources Ltd Ph: (604) 684-9288
Proposed coal mine development in the Tumbler Ridge area. Project includes constructing a wash plant and loadout facilities. Very preliminary.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Mar 2005
Project ID: 1354
Start: 2007
Finish: 2009
Last Update: Mar 2005

Tumbler Ridge Area

Hermann Coal Mine
Western Canadian Coal Corp Ph: (604) 608-2692
Proposed coal mine to include mining the Hermann deposits located on four Coal Licenses in the southern portion of the Wolverine property. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1318
Start: ?
Finish: ?
Last Update: Mar 2005

Tumbler Ridge Area

Trend Coal Mine
NEMI Northern Energy Mining Inc. Ph: (604) 689-0277
Proposed open pit coal mine with a total of 18 to 23 million tonnes and an expected life of 12 to 15 years to be developed in two phases. Site is located 25 km south of Tumbler Ridge. Currently in the pre-application stage of the Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Dec 2004
Project ID: 1265
Start: Mar 2006
Finish: Late 2006
Last Update: Dec 2004

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8. Northeast

Tumbler Ridge Region

Belcourt and Saxon Coal Mines
Western Canadian Coal Corp/NEMI Northern Energy & Mining Inc
Ph: (604) 608-2692
Two proposed mining projects in close proximity to one another. Mines may share some common facilities, such as a wash plant and loadout facilities. Currently in the exploration stage, with feasibility studies potentially starting in Summer 2005. Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1332
Start: Summer 2007
Finish: Early 2008
Last Update: Mar 2005

STATUS: ON HOLD

Mackenzie

Finlay River Power Project
Northgate Minerals Corp. Ph: (604) 681-4004
Proposed 20 MW run-of-river hydroelectric project, 250 km northeast of Smithers, to supply energy to the proposed Kemess North project. Project would elevate the water levels of Thutade Lake only within the water bodys current natural high water levels. Project is on hold while company awaits environmental approval for its proposed Kemess North project.

Status: On hold
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1325
Start: ?
Finish: ?
Last Update: Mar 2005

Taylor

Taylor Pipeline
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 524
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: CONSTRUCTION STARTED

Chetwynd

Burnt River/Brazion Coal Mine Properties
Western Canadian Coal Corp. Ph: (604) 608-2692
Development potential of the combined Burnt River and Brazion properties, located approx 50 km south of Chetwynd. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). The Dillon Mine is focused on the Dillon Syncline of the Burnt River property - this portion received its Mines Act permit in Sep 2004 and commenced in Nov 2004. It will exploit a mining reserve of 1.56 million tonnes at an annual rate of 240,000 tonnes and will be campaign mined at a rate of up to 60,000 tonnes/month. Studies are also now underway toward applications for an Environmental Assessment Certificate and permit to mine the adjacent Brule deposit. It is currently at the pre-application stage. Production at the Brule Mine would be expected by the beginning of 2006, and together with the Dillon Mine, the targeted production will be 1.5 Mt/annum of PCI coal. Website: www.westerncoal.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Jun 2001
Project ID: 755
Start: Nov 2004
Finish: Spring 2006
Last Update: Mar 2005

Chetwynd region

Willow Creek Coal Project
Pine Valley Mining Corporation Ph: (604) 682-4678
Thermal and semi-hard coking coal mine 45 km west of Chetwynd. Initial production of 900,000 tonnes/yr of coking and steam coal and processing at 250 tonnes/hour. Feasibility report was issued in Sep 2003. Large sample testing has taken place for which a raw coal operation began in Spring 2004. Stage 2 development, which is underway, includes the installation of a coal preparation plant which will handle coal crushing, handling and train loading facilities, next to the rail siding and construction of additional ancillary infrastructure. A non-binding letter of intent has been signed with a leading coal trading company. All of the production from this mine could potentially be sold to Asian markets. Project Manager is Merit Consultants International Inc. Website: www.pinevalleycoal.com

Status: Construction started
Est. Cost ($ million): 29
First Entry: Dec 1997
Project ID: 329
Start: Summer 2004
Finish: Fall 2005
Last Update: Mar 2005

Fort Nelson

PolarBoard Mill Expansion
Canfor Corporation Ph: (250) 233-6500
Expansion and modernization of the existing oriented strand board mill to include adding two new higher capacity dryers, and improvements in emission control and log handling. Production will be raised from 535 msf to 650 msf per year.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Sep 2004
Project ID: 1196
Start: Fall 2004
Finish: May 2005
Last Update: Dec 2004

Fort Nelson

Sierra Yoyo Desan Resource Road
Ledcor Projects Inc/BC Ministry of Transportation
Ph: (250) 774-2541 (Regional District)
Ledcor Projects Inc. of Vancouver has been selected to design, build and finance upgrades and operate and maintain the Sierra Yoyo Desan Rd for 16 years, the 173 km resource road and a 15 km public road (maintained by the Ministry of Transportation) that connects to the Alaska Hwy just south of Fort Nelson together form the primary access to more than 27,000 sq km of oil and gas territory in the northeast of British Columbia. The project consists of the construction of a bypass, including a Fort Nelson River bridge to connect Hwy 97 to the SYD Rd, upgrade of the SYD Rd consisting of selective widening and strengthening of the existing gravel road, realignment and widening of some portions, bridge replacement and related upgrades, and maintenance and operation of the road. The bridge and a new bypass completed and opened to industrial traffic in Nov 2004. Other portions of the project construction are to be completed by Dec 2005.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Mar 1999
Project ID: 542
Start: Fall 2003
Finish: Dec 2005
Last Update: Dec 2004

Fort St. John

Slocan-LP Oriented Strandboard Mill
Canfor Corporation/Louisiana Pacific Ph: (604) 278-7311
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 820 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Jun 2000
Project ID: 668
Start: Jun 2004
Finish: Late 2005
Last Update: Jun 2004

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